

5809 43 Avenue
Camrose, Alberta

MLS # A2280333



\$359,900

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|------------------|---|---------------|-------------------|
| Division: | Marler | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,172 sq.ft. | Age: | 1975 (51 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Garage Door Opener, Off Street, Parking Pad, Single Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Garden, Landscaped, Lawn, Level, Rectangular Lot, S | | |

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|--------------------|-----------------------------|-------------------|--------------|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Linoleum | Sewer: | Public Sewer |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, See Remarks | | |

Inclusions: N/A

Well-maintained and look after by the sellers is this 1,172 sq. ft. bungalow located in a highly desirable neighborhood, directly across from a recreational swimming pool and skating rinks. This home offers five bedrooms total, including three on the main level and two in the fully developed basement, along with two full bathrooms. Features include a single detached garage, fully fenced yard, and small garden areas for outdoor enjoyment. The property is in excellent condition and is conveniently located close to schools, parks, and amenities. An ideal family home in a prime location.