# \$259,000 - 5214 45 Street, Camrose

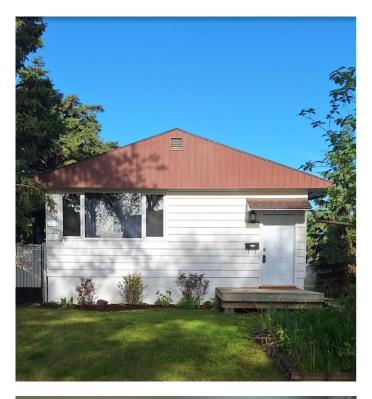
MLS® #A2208370

## \$259,000

3 Bedroom, 2.00 Bathroom, 768 sqft Residential on 0.15 Acres

Rosebud, Camrose, Alberta

Welcome to this adorable bungalow on a quiet tree lined street close to the historic downtown in the heart of Camrose. Here is a home that perfectly blends affordability and modern upgrades. You will absolutely love this newly developed kitchen designed with white quality cabinetry, stainless steel appliances and the counterspace & storage that will surely be pleasing. There is a vast area connected to your kitchen where you have your appointed dining room and spacious living room setting. Patio doors join you to your private and fenced backyard which also features your double car garage. There are 2 bedrooms on the main floor with a upgraded 4 piece bathroom. Downstairs you have your 3rd bedroom, a family room plus a valued 2nd renovated bathroom with an area you could develop into an office/den. Numerous and appreciated upgrades have been seen throughout this property such as: new furnace in 2023, HWT 2017, windows, patio & front entrance doors, paint and flooring. This is the perfect place to call HOME!





Built in 1961

#### **Essential Information**

MLS® # A2208370 Price \$259,000

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 768

Acres 0.15

Year Built 1961

Type Residential

Sub-Type Detached

Status Active

### **Community Information**

Address 5214 45 Street

Bungalow

T4V 1E9

Subdivision Rosebud
City Camrose
County Camrose
Province Alberta

Postal Code

#### **Amenities**

Style

Parking Spaces 4

Parking Double Garage Detached, RV Access/Parking

# of Garages 2

#### Interior

Interior Features Closet Organizers, Vinyl Windows, No Smoking Home, Storage

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard, Private Entrance, Rain Gutters, Storage

Lot Description Back Lane, Back Yard, Private

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 4th, 2025

Days on Market 68
Zoning R2

## **Listing Details**

Listing Office Royal Lepage Rose Country Re



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