

# \$269,000 - 5214 45 Street, Camrose

MLS® #A2208370

**\$269,000**

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	\$269,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	768
Acres	0.15
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5214 45 Street
Subdivision	Rosebud
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 1E9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard, Storage, Rain Gutters
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 2  
Zoning R2

### **Listing Details**

Listing Office Royal LePage Rose Country Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.