

\$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

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|-----------|-----------|
| 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 Yard, Storage, Private Entrance, 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 | 12 |
| Zoning | R2 |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | Royal LePage Rose Country Realty |
|----------------|----------------------------------|

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