

**5208 43 Avenue
Camrose, Alberta****MLS # A2217779****\$625,000**

Division:	Rosedale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,018 sq.ft.	Age:	1968 (57 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	See Remarks, Single Garage Attached, Triple Garage Detached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s),		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home		

Inclusions: AC, Garden Deer Fence, Garage Door Opener with Controls-3

Triple Detached garage PLUS attached single - a Garage lover's dream! Energy efficient home with south setting solar panelled roof. Set on a beautiful tree lined street in the heart of Camrose, this traditional two story home is straight out of a story book. The curb appeal is timeless, featuring a paver walkway to the front porch, and even a flagpole - small details that set the tone for a well loved property. Inside, you're greeted by a traditional layout that offers warmth and function. The front sitting room features hardwood floors and a cozy gas fireplace, creating the ideal spot to relax or entertain. The generous dining room is ready to host holiday dinners and special celebrations. A renovated kitchen with classic shaker-style cabinetry and modern appliances flows seamlessly into the heart of the home: a bright and airy sunroom addition designed for year-round enjoyment and meaningful connection. The main floor also offers a den or office, a convenient 2-piece bathroom, and direct access to the single attached garage. Upstairs is the perfect family retreat, with four bedrooms and a full bath—ideal for growing families. Downstairs, the finished basement adds versatility with a family room currently used as a spacious primary bedroom, along with laundry, storage, and a 3-piece bath. Lovingly maintained and thoughtfully upgraded over the years, this home includes a solar panel system to help reduce energy costs, as well as central A/C for summer comfort. Mature perennials and a fully landscaped yard with paved walkways create a private, serene outdoor oasis. At the back of the property, you'll find a rare and valuable bonus: a 40' x 24' detached triple garage with space for two vehicles PLUS a heated workshop—currently set up for woodworking—perfect for hobbyists or extra storage. And with green space behind the

home, you'll enjoy added privacy and no rear neighbours. A rare gem with heart, history, and room to grow—this is a home to treasure for years to come.