

**5318 49 Avenue
Camrose, Alberta**

MLS # A2219551



\$249,000

Division:	Downtown Camrose		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	915 sq.ft.	Age:	1926 (99 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	SRD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Soaking Tub, Sump Pump(s), Vinyl Windows		

Inclusions: Negotiable

Elating us with a blend of historic class, charm, comfort and modern updates is this beautiful 1.5 story 3 bedroom home located Downtown Camrose! Big, bright windows throughout are a mixture of original wood frame, stained glass and new vinyl, illuminating the charm of every character detail. Wall arches, hardwood floors, and a corner gas fireplace on the main floor compliment the open living room, dining room and inviting enclosed porch sunroom. The kitchen has been tastefully updated with new soft close cabinets, countertops and appliances - the back door here leads out on the the spacious back deck where the splendor continues! Upstairs you'll love both of the airy bedrooms with vaulted ceilings, there are two closets in the primary and new opening windows to catch the cross breeze while you relax. There's also a four piece bathroom, complete with clawfoot soaker tub and built in storage. In the basement you'll find a third bedroom, laundry, many windows, great storage and a family room that has been most recently enjoyed as an art studio - this is an easily customized space -it's a blank canvas down there! The location here is tough to beat, walking distance to schools, stores and services and just a couple blocks from the downtown core, only one block from Mirror Lake where you can stroll for miles through Camrose' renowned groomed nature trails. The yard is fenced and landscaped with spots to plant, grow and garden & the back alley access offers parking spaces plus the original single detached garage- it's equipped with an opener and currently best suited for storage but there is plenty of room to replace it with a double! Don't let it's age fool you, this home has been maintained with pride, having exterior paint refreshed in 2020, electrical updates in 2011, the HWT updated 2 years ago and much more. It's move in ready - come see it while

you can!