

**5213A 57 Street
Camrose, Alberta****MLS # A2276601****\$275,000**

Division:	Poplar Grove		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,100 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Pantry, Skylight(s), Vinyl Windows		

Inclusions: Heater in Garage stove in the garage

Move-in ready, zero-step entry home with a double attached garage in a quiet neighborhood! This well-maintained half duplex offers easy, low-maintenance living with no condo fees and no pet restrictions -- a rare find. The welcoming open-concept living area is ideal for entertaining or relaxing with family and friends. Enjoy the comfort of a spacious primary bedroom complete with a private ensuite for added comfort and convenience. The second bedroom is ideal for guests, a home office, or a craft/hobby space. This home also has a new hot water tank (Oct 2025) new furnace in 2023 and a heated double attached garage.