

**5308 53 Street
Camrose, Alberta****MLS # A2209893****\$272,500**

Division:	Downtown Camrose		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,344 sq.ft.	Age:	1984 (41 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Carport, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Fireplace(s), Forced Air, Natural Gas**Floors:** Carpet, Laminate, Linoleum**Roof:** Asphalt Shingle**Basement:** None**Exterior:** Stucco**Foundation:** Perimeter Wall, Poured Concrete**Features:** See Remarks**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R3**Utilities:** -**Inclusions:** Fridge, Stove, BI Dishwasher, Washer, Dryer

Welcome to this lovely 1300+ sq ft bungalow ... with everything on ONE LEVEL! That means lots of living space, with no stairs! The entry brings you into the laundry area and then into a good-sized kitchen. There's some openness to the dining area and the living room and from the living room, you'll find patio doors out to a covered deck. We should mention that there's even a gas fireplace in the living room! There are 3 very generous bedrooms, with the primary bedroom even boasting a 2 pc. ensuite. A 4 pc. washroom, furnace & hot water tank complete the space. There is a trap door to the 4' crawl space that is perfect for storage. The yard is fenced, has a single heated garage (shingles were replaced in 2024), as well as a carport. We should mention the yard is 150' deep, close to schools and downtown AND has a small playground out back.