

5013 45 Street  
Camrose, Alberta

MLS # A2244119



**\$292,000**

|                  |                                            |               |                   |
|------------------|--------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Fairview                                   |               |                   |
| <b>Type:</b>     | Residential/House                          |               |                   |
| <b>Style:</b>    | 1 and Half Storey                          |               |                   |
| <b>Size:</b>     | 1,063 sq.ft.                               | <b>Age:</b>   | 1945 (80 yrs old) |
| <b>Beds:</b>     | 2                                          | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Garage Door Opener, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard                       |               |                   |

|                    |                               |                   |    |
|--------------------|-------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas       | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Hardwood, Tile                | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle               | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Partial, Unfinished           | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame      | <b>Zoning:</b>    | 29 |
| <b>Foundation:</b> | Poured Concrete               | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, Wood Counters |                   |    |

|                    |                                                                                                    |  |  |
|--------------------|----------------------------------------------------------------------------------------------------|--|--|
| <b>Inclusions:</b> | Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, Porch Cabinet, Deck Cabinet, Window Coverings |  |  |
|--------------------|----------------------------------------------------------------------------------------------------|--|--|

Charming 1.5 storey residence is nestled in a mature subdivision, conveniently close to schools and shopping. Thoughtfully renovated, this home boasts large living areas perfect for family gatherings and entertaining. Step inside to find a stunning newer white kitchen, complete with an abundance of cupboards, stainless steel appliances, and gorgeous butcher block countertops. The massive island, featuring a built-in dishwasher and a show-stopping live edge butcher block countertop, serves as the heart of the home – perfect for casual meals and socializing. The main floor offers the convenience of laundry facilities, an updated 4-piece bathroom, and a spacious bedroom ideal for guests or family members who prefer single-level living. Upstairs, discover a versatile loft-style bedroom that can easily function as an additional bedroom, a home office, or a recreational space to suit your needs. While the downstairs is currently unfinished, it presents a fantastic opportunity for future expansion, having previously housed a full bathroom and bedroom. Outside, you’ll appreciate the large covered front deck, perfect for relaxing evenings. The fenced yard provides a safe play area for children and pets, and the single detached garage offers additional storage and parking. Significant updates to this home include newer electrical, shingles, siding, front entry door, and several windows, ensuring peace of mind for years to come.