

# \$272,500 - 5308 53 Street, Camrose

MLS® #A2209893

## \$272,500

3 Bedroom, 2.00 Bathroom, 1,344 sqft  
Residential on 0.14 Acres

Downtown Camrose, Camrose, Alberta

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.

Built in 1984

## Essential Information

MLS® #	A2209893
Price	\$272,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,344
Acres	0.14



Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5308 53 Street
Subdivision	Downtown Camrose
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 1Z6

### Amenities

Parking Spaces	2
Parking	Carport, Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete, Perimeter Wall

### Additional Information

Date Listed	April 9th, 2025
Days on Market	43

Zoning

R3

## **Listing Details**

Listing Office

RE/MAX Real Estate (Edmonton) Ltd.

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