

# \$275,000 - 5308 53 Street, Camrose

MLS® #A2209893

## \$275,000

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

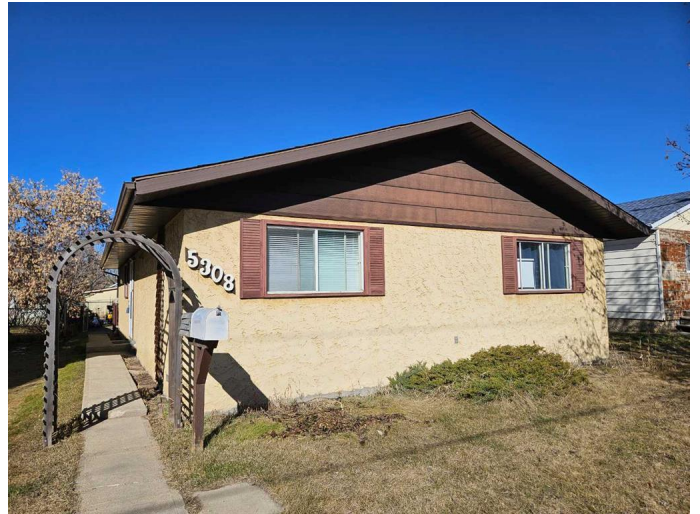
Downtown Camrose, Camrose, Alberta

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          | \$275,000 |
| 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 | 24              |

Zoning

R3

## **Listing Details**

Listing Office

RE/MAX Real Estate (Edmonton) Ltd.

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