

# \$249,000 - 5318 49 Avenue, Camrose

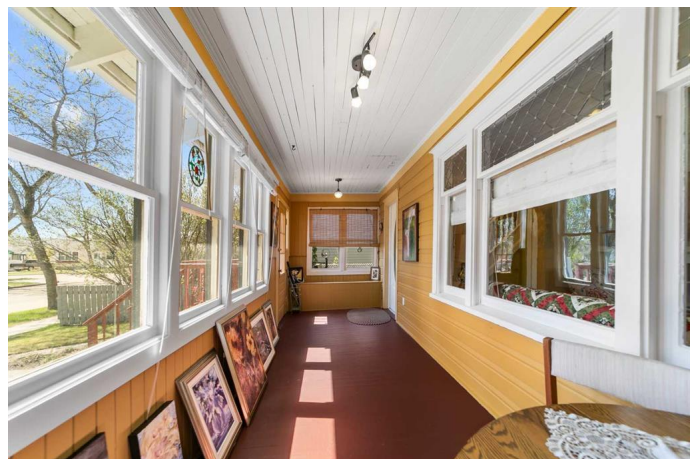
MLS® #A2219551

## \$249,000

3 Bedroom, 1.00 Bathroom, 1,098 sqft  
Residential on 0.12 Acres

Downtown Camrose, Camrose, Alberta

Eating us with a blend of historic class, charm, comfort and modern updates is this beautiful 1.5 story 3 bedroom home located Downtown Camrose! Big, bright windows throughout are a mixture of original wood frame, stained glass and new vinyl, illuminating the charm of every character detail. Wall arches, hardwood floors, and a corner gas fireplace on the main floor compliment the open living room, dining room and inviting enclosed porch sunroom. The kitchen has been tastefully updated with new soft close cabinets, countertops and appliances - the back door here leads out on the the spacious back deck where the splendor continues! Upstairs you'll love both of the airy bedrooms with vaulted ceilings, there are two closets in the primary and new opening windows to catch the cross breeze while you relax. There's also a four piece bathroom, complete with clawfoot soaker tub and built in storage. In the basement you'll find a third bedroom, laundry, many windows, great storage and a family room that has been most recently enjoyed as an art studio - this is an easily customized space -it's a blank canvas down there! The location here is tough to beat, walking distance to schools, stores and services and just a couple blocks from the downtown core, only one block from Mirror Lake where you can stroll for miles through Camrose' renowned groomed nature trails. The yard is fenced and landscaped with spots to plant, grow and garden & the back alley access offers parking spaces plus the original



single detached garage- it's equipped with an opener and currently best suited for storage but there is plenty of room to replace it with a double! Don't let it's age fool you, this home has been maintained with pride, having exterior paint refreshed in 2020, electrical updates in 2011, the HWT updated 2 years ago and much more. It's move in ready - come see it while you can!

Built in 1926

### Essential Information

MLS® #	A2219551
Price	\$249,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,098
Acres	0.12
Year Built	1926
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	5318 49 Avenue
Subdivision	Downtown Camrose
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V0N9

### Amenities

Parking Spaces	2
Parking	Off Street, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Built-in Features, No Animal Home, No Smoking Home, Soaking Tub, Sump Pump(s), Vinyl Windows
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	5
Zoning	SRD

## Listing Details

Listing Office	Coldwell Banker Battle River Realty
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