

5805 42 Avenue  
 Camrose, Alberta

MLS # A2271107



**\$350,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,053 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	25
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

Bi Level home centrally located with a short distance to schools, Recreation Park, shopping and restaurants. Main floor has spacious living room with fireplace. Kitchen has plenty of oak cabinets. There are 2 bedrooms on this floor and a 4 piece bathroom. Downstairs features a family room with flex area, 2 more bedrooms, 3 piece bathroom, laundry and mechanical room. Out back there is a an over sized garage- 24 x 24 with a 10 x 20.5 workshop.