

**5106 54 Avenue**  
**Camrose, Alberta**
**MLS # A2275248**

**\$309,000**

<b>Division:</b>	Sparling		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,387 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	29
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Family home with attached double car garage. This home situated close to St.Pats Elementary school may be just the home you've been waiting for. 3 bedrooms on the main floor, nice sized living and dining area and kitchen complete the upper level. The basement has a good family room, 3 pce bathroom and a good amount of storage for all your goodies. The attached double car garage and fenced yard are perfect for those looking for added privacy. Close to schools, parks, pickle ball courts and more.