

# \$625,000 - 5208 43 Avenue, Camrose

MLS® #A2217779

## \$625,000

5 Bedroom, 3.00 Bathroom, 2,018 sqft

Residential on 0.23 Acres

Rosedale, Camrose, Alberta

Triple Detached garage PLUS attached single - a Garage lover's dream! Energy efficient home with south setting solar panelled roof. Set on a beautiful tree lined street in the heart of Camrose, this traditional two story home is straight out of a story book. The curb appeal is timeless, featuring a paver walkway to the front porch, and even a flagpole - small details that set the tone for a well loved property. Inside, you're greeted by a traditional layout that offers warmth and function. The front sitting room features hardwood floors and a cozy gas fireplace, creating the ideal spot to relax or entertain. The generous dining room is ready to host holiday dinners and special celebrations. A renovated kitchen with classic shaker-style cabinetry and modern appliances flows seamlessly into the heart of the home: a bright and airy sunroom addition designed for year-round enjoyment and meaningful connection. The main floor also offers a den or office, a convenient 2-piece bathroom, and direct access to the single attached garage. Upstairs is the perfect family retreat, with four bedrooms and a full bath - ideal for growing families. Downstairs, the finished basement adds versatility with a family room currently used as a spacious primary bedroom, along with laundry, storage, and a 3-piece bath. Lovingly maintained and thoughtfully upgraded over the years, this home includes a solar panel system to help reduce energy costs, as well as central A/C for summer comfort. Mature perennials and a fully



landscaped yard with paved walkways create a private, serene outdoor oasis. At the back of the property, you'll find a rare and valuable bonus: a 40' x 24' detached triple garage with space for two vehicles PLUS a heated workshopâ€”currently set up for woodworkingâ€”perfect for hobbyists or extra storage. And with green space behind the home, youâ€™ll enjoy added privacy and no rear neighbours. A rare gem with heart, history, and room to growâ€”this is a home to treasure for years to come.

Built in 1968

**Essential Information**

MLS® #	A2217779
Price	\$625,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,018
Acres	0.23
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	5208 43 Avenue
Subdivision	Rosedale
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 0K9

**Amenities**

Parking Spaces	3
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Parking	See Remarks, Single Garage Attached, Triple Garage Detached
# of Garages	3

### Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 6th, 2025
Days on Market	80
Zoning	R1

### Listing Details

Listing Office	RE/MAX 1st Choice Realty
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