

# \$369,000 - 5314 51 Street, Camrose

MLS® #A2233638

**\$369,000**

4 Bedroom, 2.00 Bathroom, 1,074 sqft

Residential on 0.14 Acres

NONE, Camrose, Alberta

Welcome to this beautifully updated 1,074 sq ft bungalow in a family-friendly neighborhood just steps from 2 schools, parks, and playgrounds. This second-owner home has been thoughtfully renovated and shows like new on the main floor!

The main floor is bright, modern, and on-trend, featuring three bedrooms, a functional 4-piece bathroom, a sun-filled living room, and a renovated galley kitchen with all new appliances. The dedicated dining area is perfect for family meals or entertaining, while new vinyl plank flooring (2024) and newer vinyl windows (2021) add comfort and efficiency throughout.

Downstairs, you'll find a cozy rec room with wood-burning fireplace, a 4th bedroom, office area, 2-piece bathroom, and a spacious utility/laundry room. Outside you're sure to enjoy the fenced yard with a wide gate for potential RV parking. This sweet home is just steps from an outdoor skating rink in winter and in warmer months enjoy pickleball courts and 3 playgrounds!

This is a neighborhood where kids still play in the streets, and neighbors having sidewalk chats is a norm. A true move-in-ready gem! Additional highlights include: New shingles on house(2022), Hot water tank (2023), Central A/C, Single detached garage

Built in 1961

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2233638    |
| Price          | \$369,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,074       |
| Acres          | 0.14        |
| Year Built     | 1961        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5314 51 Street |
| Subdivision | NONE           |
| City        | Camrose        |
| County      | Camrose        |
| Province    | Alberta        |
| Postal Code | T4V 1T1        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Storage, Vinyl Windows, Sump Pump(s)  |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener |
| Heating           | Fireplace(s), Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Private, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Stucco, Wood Siding  |
| Foundation        | Poured Concrete  |

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | June 23rd, 2025 |
| Zoning      | r2              |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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