

# \$370,000 - 5204 43 Avenue, Camrose

MLS® #A2227332

**\$370,000**

6 Bedroom, 3.00 Bathroom, 1,329 sqft

Residential on 0.24 Acres

Rosedale, Camrose, Alberta

Quiet neighbors, spacious home, double detached garage; this home checks all the boxes! Take a look at this 6 bedroom, 3 bathroom home in the Rosedale Community of Camrose. At 1329 square feet, this home has room for all the family and their friends! With great curb appeal, you'll walk right in to a spacious living room of this 1967 built home. In the kitchen you'll enjoy the space to work and the modern appliances with a moveable island with deep shelves. The main level boasts 4 bedrooms including the primary room that features a 2 piece en-suite. The main level is completed with an updated 4 piece bathroom. In the basement the kids can enjoy a massive den area and two large bedrooms, including one with a walk in closet, along with an updated 3 piece bath and spacious laundry and mechanical room! Outside on this pie shaped lot, you'll enjoy the 24 x 24 double garage and concrete patio to spend those warm summer nights. Located right near the Camrose walking trails, the recreation centre and only four blocks from St. Mary's Hospital, you'll love the location, the privacy and the character of this well-built home!

Built in 1967

## Essential Information

MLS® # A2227332

Price \$370,000



Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,329
Acres	0.24
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5204 43 Avenue
Subdivision	Rosedale
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 0A2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Baseboard, Boiler
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, City Lot, Pie Shaped Lot, Irregular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 10th, 2025
Days on Market	21
Zoning	R1

## Listing Details

Listing Office RE/MAX Real Estate (Edmonton) Ltd.

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