

# \$299,800 - 5222 51 Street, Camrose

MLS® #A2243390

**\$299,800**

3 Bedroom, 2.00 Bathroom, 884 sqft

Residential on 0.14 Acres

NONE, Camrose, Alberta

Charming & Cozy Character Home with Modern Upgrades! This lovely home has seen significant updates in 2020 & 2022, blending classic appeal with contemporary comfort. The upstairs features a peaceful bedroom suite, complete with a luxurious 4-piece bath and a spacious walk-in shower. A cozy sitting/library nook adds a perfect touch for quiet relaxation. The kitchen is generously sized, offering plenty of cupboard space for all your needs. The home was thoughtfully upgraded with spray insulation in 2020 for added efficiency.

The backyard is a gardener's dream, with raised garden beds and lush flower beds throughout. Elm and ash trees, raspberry bushes, and lilacs create a serene, natural retreat. Enjoy your morning coffee or unwind in the evening on the beautiful deck with wine or your favourite beer overlooking your blooming garden. Custom-fitted blinds adorn most windows, adding both style and privacy.

A perfect blend of character and modern updates – this home is a must-see! Check out Camrose with over 30 km of walking/biking trails. Kyaking in middle of Camrose for Bird Watching, eat at our Many Restaurants. Enjoy yummy treats at our bistros. Golf at one of our several Golf Courses. You will definately need to Check out Camrose, AB! Welcome Home!

Built in 1948



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2243390          |
| Price          | \$299,800         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 884               |
| Acres          | 0.14              |
| Year Built     | 1948              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 5222 51 Street |
| Subdivision | NONE           |
| City        | Camrose        |
| County      | Camrose        |
| Province    | Alberta        |
| Postal Code | T4V 1S8        |

## Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Utilities      | Cable Available, Electricity Available, Water Available, Natural Gas Available, Phone Available |
| Parking Spaces | 2                                                                                               |
| Parking        | Additional Parking, Alley Access, Single Garage Detached                                        |
| # of Garages   | 1                                                                                               |

## Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Walk-In Closet(s)                              |
| Appliances        | Microwave, Range, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                     |
| Cooling           | None                                                           |
| Has Basement      | Yes                                                            |
| Basement          | Partial, Partially Finished                                    |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Balcony, Garden, Other, Private Yard |
|-------------------|--------------------------------------|

|                 |                                                                                                    |
|-----------------|----------------------------------------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Corner Lot, Few Trees, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level |
| Roof            | Asphalt Shingle                                                                                    |
| Construction    | Other                                                                                              |
| Foundation      | Poured Concrete                                                                                    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 7               |
| Zoning         | R2B             |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | Maxwell Devonshire Realty |
|----------------|---------------------------|

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