

# \$227,000 - A, 5205 52 Ave, Camrose

MLS® #A2231057

**\$227,000**

3 Bedroom, 2.00 Bathroom, 574 sqft

Residential on 0.07 Acres

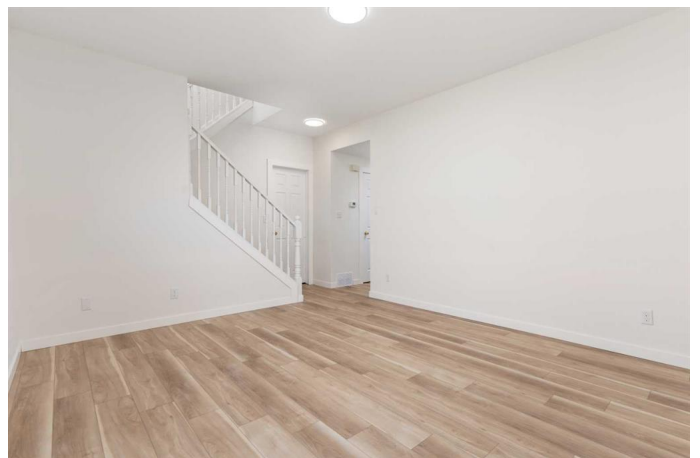
Sparling, Camrose, Alberta

Check out this affordable, move-in-ready half duplex in Camrose! This charming 3-bedroom home has been thoughtfully updated and is ready for you to enjoy. Upstairs, there is a spacious primary bedroom, two additional bedrooms, and a full bathroom. On the lower level is where you'll find over 500 sqft of additional of living space including the kitchen that includes a walk-in pantry with plenty of potential to make it your own, a generous living room, and a half bath with laundry hook-ups. The home features brand-new baseboards, fresh paint, updated flooring, shingles done in 2022 and modern light fixtures throughout, offering a clean and stylish feel. Enjoy the convenience of being located right across the street from Sparling Elementary School and within walking distance of downtown amenities. Outside, you'll find a fenced backyard, a handy garden shed, and two parking spots in the rear. With low-maintenance living, this property is perfect for families, students, or savvy investors. Donâ€™t miss out on this opportunity!

Built in 2004

## Essential Information

MLS® #	A2231057
Price	\$227,000
Bedrooms	3
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	574
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	A, 5205 52 Ave
Subdivision	Sparling
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V3G3

### **Amenities**

Parking Spaces	4
Parking	Parking Pad

### **Interior**

Interior Features	Laminate Counters, Pantry, Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Front Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Wood

### **Additional Information**

Date Listed	June 19th, 2025
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Days on Market	12
Zoning	R3

## **Listing Details**

Listing Office	Coldwell Banker Battle River Realty
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