

# \$339,000 - 5218 45 Street, Camrose

MLS® #A2266343

## \$339,000

4 Bedroom, 2.00 Bathroom, 948 sqft

Residential on 0.15 Acres

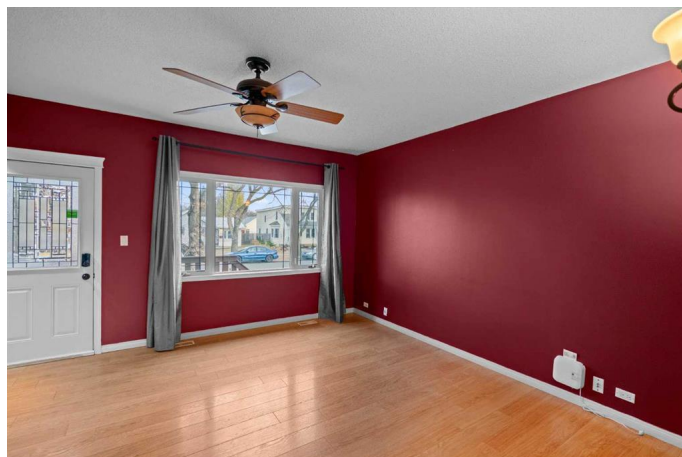
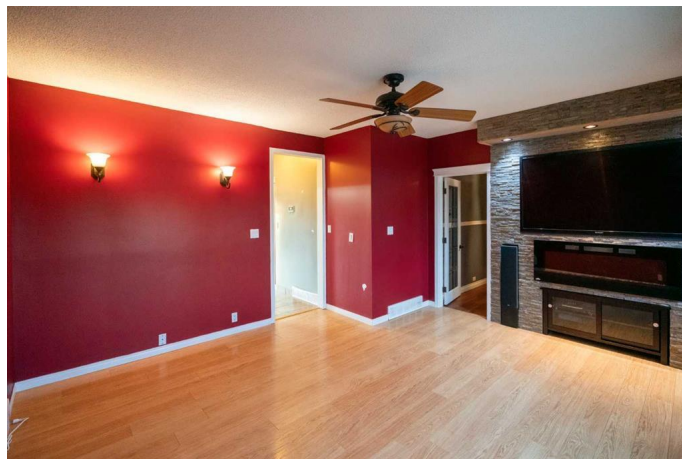
Rosebud, Camrose, Alberta

Ready to make your next move a winning play? Step inside this beautifully renovated, move-in-ready home! Before winter hits, you'll love the cozy electric fireplace set into a gorgeous stone feature wall, perfect for game-day lounging. Outside, there's room for all your toys: RV parking pad, heated 22x26 garage with workbenches, 10x12 shed and a fully fenced, landscaped yard. When summer rolls around, enjoy the west-facing deck with gas BBQ hookup and if it's too hot, head inside and enjoy the A/C. Recent upgrades mean less fixing, more relaxing! These include new shingles ('22), hot h2o tank ('23), updated flooring, and that eye-catching stone feature wall with TV, speakers, and fireplace that makes your living room the MVP of the house. Upstairs offers 3 bedrooms, a full 4pc bath, bright living room, and kitchen; downstairs brings you a rec room, second living space, extra bedroom, 2pc bath, laundry, and a bonus flex room.

Built in 1959

### Essential Information

MLS® #	A2266343
Price	\$339,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1



Square Footage	948
Acres	0.15
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5218 45 Street
Subdivision	Rosebud
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 1E9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, Sump Pump(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	October 27th, 2025
Days on Market	14
Zoning	R2

## **Listing Details**

Listing Office            Central Agencies Realty Inc.

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.