

\$339,000 - 5218 45 Street, Camrose

MLS® #A2266343

\$339,000

4 Bedroom, 2.00 Bathroom, 948 sqft
Residential on 0.15 Acres

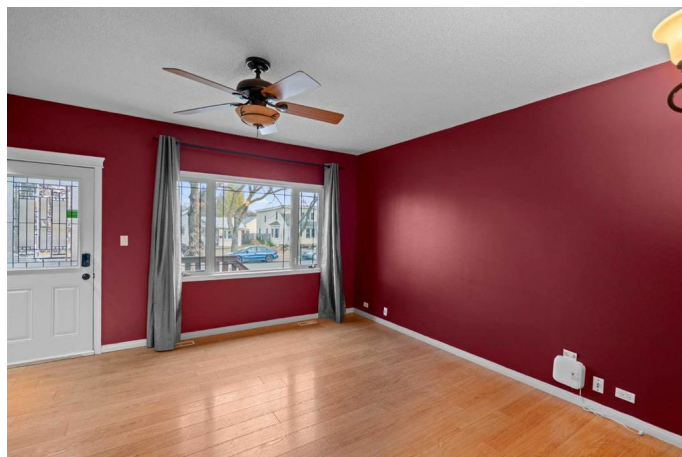
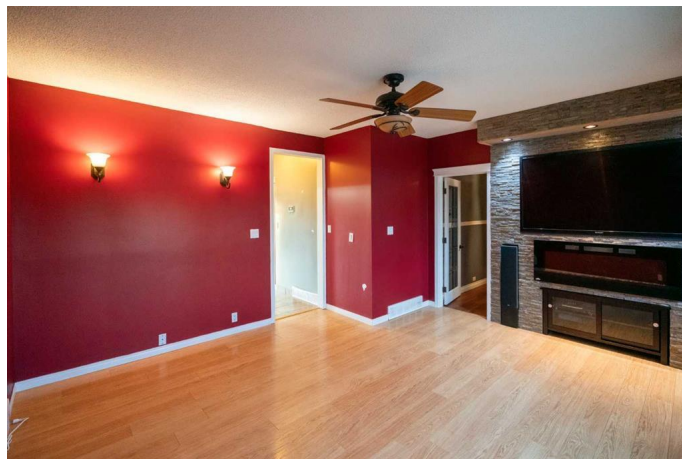
Rosebud, Camrose, Alberta

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 | 10 |
| Zoning | R2 |

Listing Details

Listing Office Central Agencies Realty Inc.

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