

\$217,000 - A, 5205 52 Ave, Camrose

MLS® #A2231057

\$217,000

3 Bedroom, 2.00 Bathroom, 574 sqft

Residential on 0.07 Acres

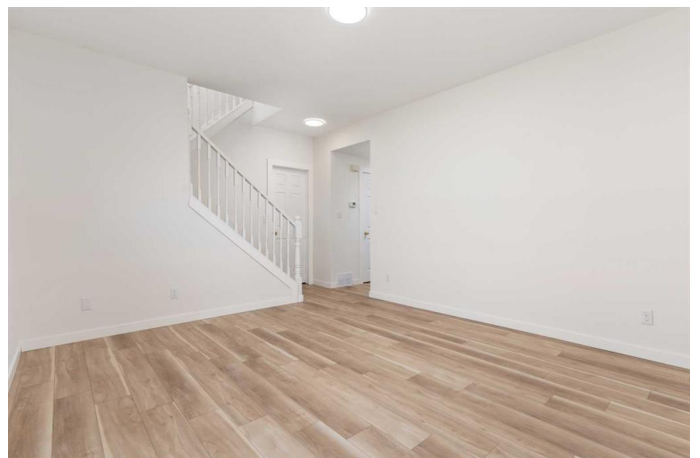
Sparling, Camrose, Alberta

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. Don't miss out on this opportunity!

Built in 2004

Essential Information

MLS® #	A2231057
Price	\$217,000
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	Pantry, Vinyl Windows, Laminate Counters
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	Vinyl Siding, Concrete
Foundation	Wood

Additional Information

Date Listed	June 19th, 2025
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Days on Market 114

Zoning R3

Listing Details

Listing Office Coldwell Banker Battle River Realty

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