

# \$625,000 - 5208 43 Avenue, Camrose

MLS® #A2217779

## \$625,000

5 Bedroom, 3.00 Bathroom, 2,018 sqft

Residential on 0.23 Acres

Rosedale, Camrose, Alberta

Triple Detached garage PLUS attached single - a Garage lover's dream! Energy efficient home with south setting solar panelled roof. Set on a beautiful tree lined street in the heart of Camrose, this traditional two story home is straight out of a story book. The curb appeal is timeless, featuring a paver walkway to the front porch, and even a flagpole - small details that set the tone for a well loved property. Inside, you're greeted by a traditional layout that offers warmth and function. The front sitting room features hardwood floors and a cozy gas fireplace, creating the ideal spot to relax or entertain. The generous dining room is ready to host holiday dinners and special celebrations. A renovated kitchen with classic shaker-style cabinetry and modern appliances flows seamlessly into the heart of the home: a bright and airy sunroom addition designed for year-round enjoyment and meaningful connection. The main floor also offers a den or office, a convenient 2-piece bathroom, and direct access to the single attached garage. Upstairs is the perfect family retreat, with four bedrooms and a full bath - ideal for growing families. Downstairs, the finished basement adds versatility with a family room currently used as a spacious primary bedroom, along with laundry, storage, and a 3-piece bath. Lovingly maintained and thoughtfully upgraded over the years, this home includes a solar panel system to help reduce energy costs, as well as central A/C for summer comfort. Mature perennials and a fully



landscaped yard with paved walkways create a private, serene outdoor oasis. At the back of the property, you'll find a rare and valuable bonus: a 40' x 24' detached triple garage with space for two vehicles PLUS a heated workshopâ€”currently set up for woodworkingâ€”perfect for hobbyists or extra storage. And with green space behind the home, youâ€™ll enjoy added privacy and no rear neighbours. A rare gem with heart, history, and room to growâ€”this is a home to treasure for years to come.

Built in 1968

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2217779    |
| Price          | \$625,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,018       |
| Acres          | 0.23        |
| Year Built     | 1968        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 5208 43 Avenue |
| Subdivision | Rosedale       |
| City        | Camrose        |
| County      | Camrose        |
| Province    | Alberta        |
| Postal Code | T4V 0K9        |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 3 |
|----------------|---|

|              |   |
|--------------|---|
| Parking      | See Remarks, Single Garage Attached, Triple Garage Detached |
| # of Garages | 3   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum, No Animal Home, No Smoking Home  |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                       |
| Cooling           | Central Air                                      |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full                                   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Backs on to Park/Green Space |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 79             |
| Zoning         | R1             |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | RE/MAX 1st Choice Realty |
|----------------|--------------------------|

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