

# \$264,900 - 5219 48 Street, Camrose

MLS® #A2260947

**\$264,900**

3 Bedroom, 1.00 Bathroom, 1,107 sqft

Residential on 0.15 Acres

Sparling, Camrose, Alberta

Step into this beautifully updated 3-bedroom character home, perfectly located in the heart of downtown Camrose. With its blend of original charm and modern updates, this home is move-in ready and full of warmth. Inside, you'll find all new vinyl plank flooring and casings throughout plus updated shingles and vinyl windows. Take in the bright and welcoming updated kitchen with granite counters and a completely renovated 4pc main-floor bathroom. 9ft ceilings throughout and lots of light give this space the ultimate appeal. The Upper level sees 2 bedrooms while the 3rd can be found on the main level alongside a large living room, eat-in kitchen, 4pc bath and a dedicated laundry room with updated cabinets and granite counter. Outside, enjoy a large lot with plenty of space for gardening, entertaining, or simply relaxing. The oversized single garage gives great options and there's plenty of room for RV Parking. Centrally located, nicely updated, walking distance to schools and shopping - whether you're a first-time buyer, looking to downsize, or wanting an affordable home close to all downtown amenities, this property is an excellent opportunity.

Built in 1950

## Essential Information

MLS® # A2260947

Price \$264,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,107             |
| Acres          | 0.15              |
| Year Built     | 1950              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5219 48 Street |
| Subdivision | Sparling       |
| City        | Camrose        |
| County      | Camrose        |
| Province    | Alberta        |
| Postal Code | T4V 1M2        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                     |
|-------------------|---------------------|
| Interior Features | High Ceilings       |
| Appliances        | See Remarks         |
| Heating           | Forced Air          |
| Cooling           | None                |
| Has Basement      | Yes                 |
| Basement          | Partial, Unfinished |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | None                  |
| Lot Description   | Back Lane, Landscaped |
| Roof              | Asphalt Shingle       |
| Construction      | Wood Frame            |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 20                   |
| Zoning         | R2                   |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Central Agencies Realty Inc. |
|----------------|------------------------------|

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