

# \$469,000 - 5716 48b Avenue, Camrose

MLS® #A2207600

**\$469,000**

3 Bedroom, 2.00 Bathroom, 1,709 sqft  
Residential on 0.15 Acres

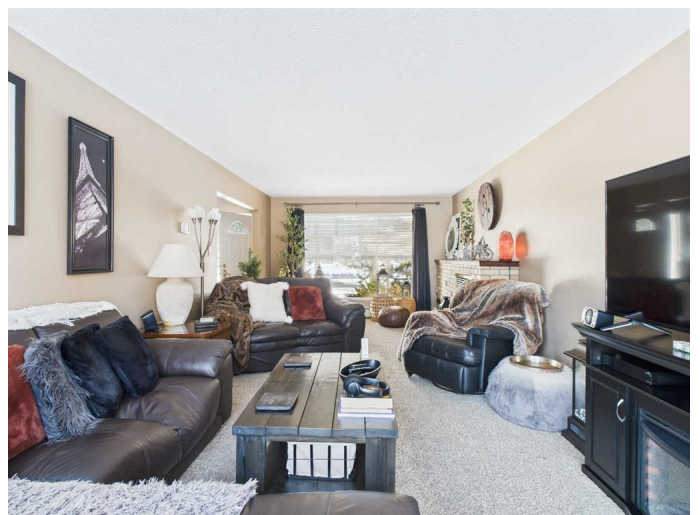
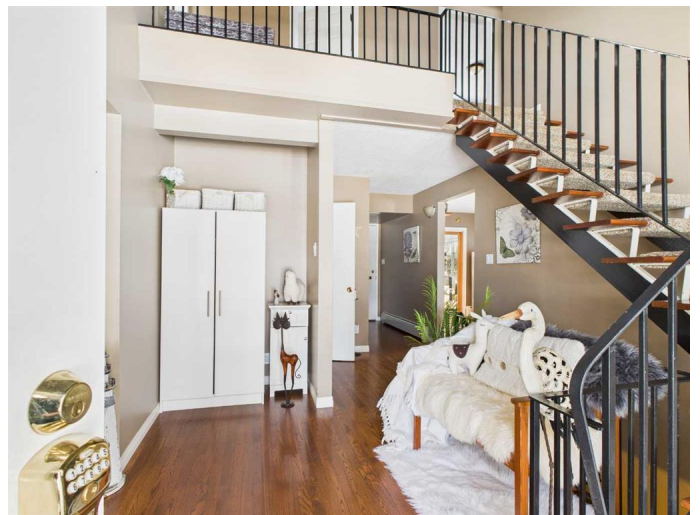
Grandview, Camrose, Alberta

Visit REALTOR® website for additional information. This beautiful kept house is a hidden gem located on a very quiet street and backs onto Mirror Lake. It is located to central downtown and west end shopping. Enjoy the large and inviting front foyer. The living room is large to be able to sit down and relax to enjoying the fireplace while the kids play at the other end. The kitchen has granite counter tops, built-in cook top and built-in stove with a large dining to host all your guests. Enjoy a 3 season enclosed patio right off the dining room looking out to Mirror Lake. Upstairs you will find a large primary bedroom with a view of the lake as well as a full 4pc bathroom and 2 more bedrooms. The basement has a great sized rec room, very spacious laundry room. There is another room that can be convert from being a storage room to a playroom. There is also a closet that is being used as cold storage but these rooms could be converted into another bedroom. There is also an attached 12x20 garage. This is a great home to have a great growing family to enjoy.

Built in 1962

## Essential Information

MLS® #	A2207600
Price	\$469,000
Bedrooms	3
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	1,709
Acres	0.15
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	5716 48b Avenue
Subdivision	Grandview
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 0L8

### **Amenities**

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, No Smoking Home, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Built-In Range
Heating	Fireplace(s), Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other, Storage
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Lawn, Private, Rectangular Lot, Street Lighting, Many Trees

Roof	Metal
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	21
Zoning	RS

### **Listing Details**

Listing Office	PG Direct Realty Ltd.
----------------	-----------------------

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.