

# \$419,000 - 5419 53 Street, Camrose

MLS® #A2218371

## \$419,000

6 Bedroom, 3.00 Bathroom, 1,173 sqft

Residential on 0.24 Acres

Sparling, Camrose, Alberta

Welcome to your dream home! This beautifully maintained 6-bedroom, 3-bathroom bi-level is perfect for families looking for space, style, and functionality. As you step through the front door, you'll immediately appreciate the bright and airy atmosphere, enhanced by stunning wood accents that complement the newer vinyl flooring and tile.

The eat-in kitchen is a chef's delight, boasting ample oak cabinetry and generous space for family gatherings. Down the hall, you'll find the primary bedroom with its own private 2-piece ensuite, alongside two additional bedrooms and a well-appointed 4-piece bathroom.

Step outside from the dining area to discover a massive 15'x20' deck, perfect for summer BBQs and relaxing evenings. The extra-deep 196' lot provides ample space, accommodating a 24'x24' garage, a 24x4 parking pad with plenty of room for your RV, a 14x10 storage shed, and still plenty of room to roam and play.

The lower level is equally inviting, thanks to its large bi-level windows that flood the space with natural light. It features a spacious family room, perfect for entertaining, plus three additional bedrooms, a 3-piece bathroom, and lots of storage options.

Don't miss this incredible opportunity! This home has all the space and comfort your family needs!



Built in 1994

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2218371    |
| Price          | \$419,000   |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,173       |
| Acres          | 0.24        |
| Year Built     | 1994        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 5419 53 Street |
| Subdivision | Sparling       |
| City        | Camrose        |
| County      | Camrose        |
| Province    | Alberta        |
| Postal Code | T4V4N6         |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Storage, Central Vacuum   |
| Appliances        | Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, Storage                                 |
| Lot Description   | Back Lane, Landscaped, Level, Rectangular Lot, Garden |
| Roof              | Asphalt Shingle                                       |
| Construction      | Mixed   |
| Foundation        | Poured Concrete                                       |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 99            |
| Zoning         | R3            |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal Lepage Rose Country Realty |
|----------------|----------------------------------|

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