

\$369,000 - 5208 45a Avenue, Camrose

MLS® #A2247552

\$369,000

5 Bedroom, 2.00 Bathroom, 1,008 sqft
Residential on 0.18 Acres

Rosedale, Camrose, Alberta

This charming 5-bedroom, 2-bath gem offers 1,008 sq ft of beautifully updated living space in a location you'll absolutely love, just steps away from U of A Augustana Campus, the Peter Lougheed Centre and Jubilee Park -where family picnics, a play on the playground, and the favourite access to miles of trails begin! This street is the tree-lined kind people always talk about where you know your neighbours and kids can be out drawing sidewalk chalk or riding bikes and making memories. With gorgeous hardwood floors, vinyl windows, a bright spacious kitchen, living, dining space you'll feel right at home. The kitchen has plenty of storage and a huge new window overlooking the back yard with a view of the most beautiful tree, the ideal tire swing spot! With fresh shingles on both the house and garage, and central A/C to keep you cool all summer long, this home is move-in ready and full of comfort .

There's a 2nd full kitchen in the basement with a nice rec room, 2 additional bedrooms and a 3pc bath. A private separate entrance is a nice feature and a fenced backyard with no rear neighbors. Enjoy peace, privacy, and access to miles of scenic biking trails right out your back gate.

Let the kids or pets run free on the massive 65x120 double lot with fenced yard and store your gear in the single detached garage. Whether you're a first-time buyer or investor, this one checks all the boxes, you're going to love it here!



Built in 1957

Essential Information

MLS® #	A2247552
Price	\$369,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,008
Acres	0.18
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5208 45a Avenue
Subdivision	Rosedale
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 0C7

Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Separate Entrance, Vinyl Windows
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Private Yard
-------------------	------------------------

Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 11th, 2025
Days on Market	15
Zoning	RS

Listing Details

Listing Office	Coldwell Banker OnTrack Realty
----------------	--------------------------------

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.