

# \$195,000 - 5229 49 Street, Camrose

MLS® #A2244063

**\$195,000**

3 Bedroom, 1.00 Bathroom, 768 sqft

Residential on 0.13 Acres

Sparling, Camrose, Alberta

This tidy, tenant-occupied home offers a great opportunity for investors. Ideally located on a quiet street just steps from two elementary schools, parks, and downtown shopping.

The home features 2 bedrooms on the main level, 1 additional bedroom downstairs, a 4-piece bathroom, a functional kitchen, and a comfortable living room. The basement includes a spacious family room, perfect for added living space.

Set on a large lot, the property boasts an impressive garden, detached garage, and a carport for extra parking or storage.

Built in 1956

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2244063    |
| Price          | \$195,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 768         |
| Acres          | 0.13        |
| Year Built     | 1956        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                |
|-------------|----------------|
| Address     | 5229 49 Street |
| Subdivision | Sparling       |
| City        | Camrose        |
| County      | Camrose        |
| Province    | Alberta        |
| Postal Code | T4V 1N8        |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Parking Spaces | 2                               |
| Parking        | Carport, Single Garage Detached |
| # of Garages   | 1                               |

### Interior

|                   |                          |
|-------------------|--------------------------|
| Interior Features | Storage                  |
| Appliances        | See Remarks              |
| Heating           | Forced Air               |
| Cooling           | None                     |
| Has Basement      | Yes                      |
| Basement          | Full, Partially Finished |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Garden                                            |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Stucco                                            |
| Foundation        | Poured Concrete                                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 37              |
| Zoning         | R1              |

### Listing Details

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

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