

# \$292,000 - 5013 45 Street, Camrose

MLS® #A2244119

**\$292,000**

2 Bedroom, 1.00 Bathroom, 1,063 sqft

Residential on 0.14 Acres

Fairview, Camrose, Alberta

Charming 1.5 storey residence is nestled in a mature subdivision, conveniently close to schools and shopping. Thoughtfully renovated, this home boasts large living areas perfect for family gatherings and entertaining. Step inside to find a stunning newer white kitchen, complete with an abundance of cupboards, stainless steel appliances, and gorgeous butcher block countertops. The massive island, featuring a built-in dishwasher and a show-stopping live edge butcher block countertop, serves as the heart of the home – perfect for casual meals and socializing. The main floor offers the convenience of laundry facilities, an updated 4-piece bathroom, and a spacious bedroom ideal for guests or family members who prefer single-level living. Upstairs, discover a versatile loft-style bedroom that can easily function as an additional bedroom, a home office, or a recreational space to suit your needs. While the downstairs is currently unfinished, it presents a fantastic opportunity for future expansion, having previously housed a full bathroom and bedroom. Outside, you™ll appreciate the large covered front deck, perfect for relaxing evenings. The fenced yard provides a safe play area for children and pets, and the single detached garage offers additional storage and parking. Significant updates to this home include newer electrical, shingles, siding, front entry door, and several windows, ensuring peace of mind for years to come.



Built in 1945

## Essential Information

MLS® #	A2244119
Price	\$292,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,063
Acres	0.14
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information

Address	5013 45 Street
Subdivision	Fairview
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 1E5

## Amenities

Parking Spaces	2
Parking	Garage Door Opener, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Kitchen Island, Wood Counters
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 31st, 2025
Days on Market	2
Zoning	29

### **Listing Details**

Listing Office	RE/MAX Real Estate (Edmonton) Ltd.
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