

\$309,900 - 5208 54 Avenue, Camrose

MLS® #A2244207

\$309,900

3 Bedroom, 1.00 Bathroom, 1,008 sqft

Residential on 0.14 Acres

Sparling, Camrose, Alberta

Whether you're a first-time home buyer or looking for a solid investment, this charming property checks all the boxes. Located just a few blocks from two elementary schools, it's ideal for families with young children. The home features 3 main-floor bedrooms and a fully renovated 4-piece bathroom.

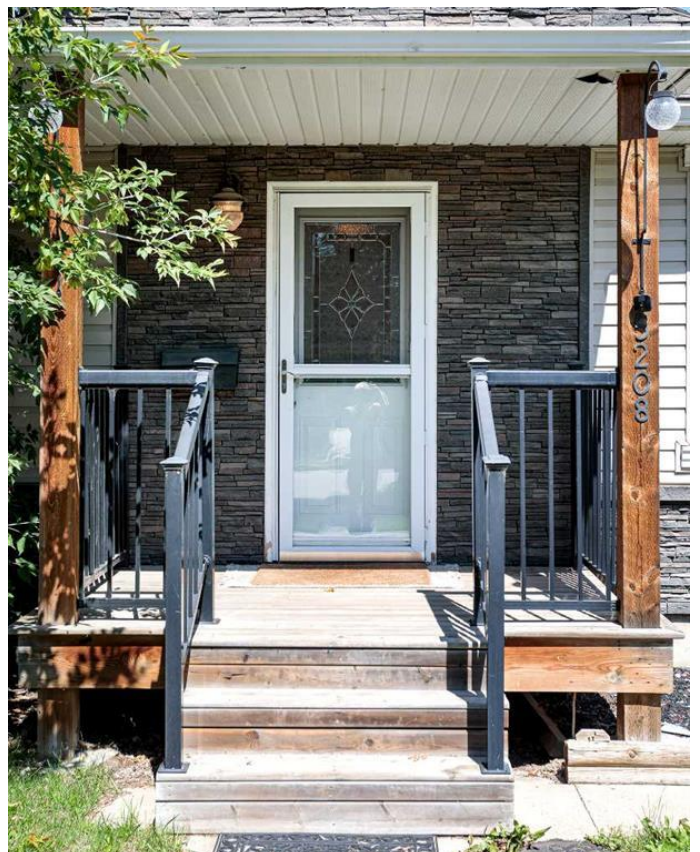
You'll love the curb appeal and the natural light pouring in through the big, bright front windows. The living space feels open and inviting, and the kitchen comes with crisp white cabinetry, new fridge in 2023, and a cozy dining nook.

Downstairs, the clean and spacious basement is a blank canvas—freshly painted floors, laundry area, and loads of room for storage or future development. Recent upgrades include a new hot water tank (2023) and furnace (2015), offering peace of mind for years to come.

Step outside to enjoy a fully fenced backyard—great for pets or young kids—with a generous patio space perfect for BBQs or relaxing. An oversized, heated single garage completes the package.

Affordable, practical, and in a great location—this one is worth a look!

Built in 1960



Essential Information

MLS® #	A2244207
Price	\$309,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,008
Acres	0.14
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5208 54 Avenue
Subdivision	Sparling
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 0Z2

Amenities

Parking Spaces	1
Parking	Heated Garage, Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	6
Zoning	25

Listing Details

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