

\$298,000 - 5209a 52 Street, Camrose

MLS® #A2260333

\$298,000

5 Bedroom, 3.00 Bathroom, 1,036 sqft

Residential on 0.07 Acres

Sparling, Camrose, Alberta

This spacious duplex offers everything a growing family needs, all in an unbeatable location. Just steps from the Public Elementary School and only a few blocks from the Catholic Elementary School, your kids will enjoy a quick and safe commute. Enjoy the convenience of being within walking distance to shopping, several community parks, and more.

With 5 generously sized bedrooms this home offers plenty of room for everyone. The fully finished basement is a great bonus, providing extra space for a family room, home office, or play area. Stay comfortable year-round with an A/C unit to cool off during the warmer months.

The backyard is low-maintenance, featuring a shaded deck perfect for relaxing, while the oversized single detached garage provides ample storage and parking space.

This home truly is the complete package, offering convenience, comfort, and unbeatable value at an exceptional price. Don't miss out on the opportunity to make this your family's new home!

Built in 1994

Essential Information

MLS® # A2260333

Price \$298,000



Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,036
Acres	0.07
Year Built	1994
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	5209a 52 Street
Subdivision	Sparling
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 1V9

Amenities

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Low Maintenance Landscape, Interior Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 2nd, 2025

Days on Market 3

Zoning R2

Listing Details

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

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