

# \$625,000 - 5208 43 Avenue, Camrose

MLS® #A2217779

**\$625,000**

5 Bedroom, 3.00 Bathroom, 2,018 sqft

Residential on 0.23 Acres

Rosedale, Camrose, Alberta

Triple Detached garage PLUS attached single - a Garage lover's dream! Energy efficient home with south setting solar panelled roof. Set on a beautiful tree lined street in the heart of Camrose, this traditional two story home is straight out of a story book. The curb appeal is timeless, featuring a paver walkway to the front porch, and even a flagpole - small details that set the tone for a well loved property. Inside, you're greeted by a traditional layout that offers warmth and function. The front sitting room features hardwood floors and a cozy gas fireplace, creating the ideal spot to relax or entertain. The generous dining room is ready to host holiday dinners and special celebrations. A renovated kitchen with classic shaker-style cabinetry and modern appliances flows seamlessly into the heart of the home: a bright and airy sunroom addition designed for year-round enjoyment and meaningful connection. The main floor also offers a den or office, a convenient 2-piece bathroom, and direct access to the single attached garage. Upstairs is the perfect family retreat, with four bedrooms and a full bath - ideal for growing families. Downstairs, the finished basement adds versatility with a family room currently used as a spacious primary bedroom, along with laundry, storage, and a 3-piece bath. Lovingly maintained and thoughtfully upgraded over the years, this home includes a solar panel system to help reduce energy costs, as well as central A/C for summer comfort. Mature perennials and a fully



landscaped yard with paved walkways create a private, serene outdoor oasis. At the back of the property, you'll find a rare and valuable bonus: a 40' x 24' detached triple garage with space for two vehicles PLUS a heated workshopâ€”currently set up for woodworkingâ€”perfect for hobbyists or extra storage. And with green space behind the home, youâ€™ll enjoy added privacy and no rear neighbours. A rare gem with heart, history, and room to growâ€”this is a home to treasure for years to come.

Built in 1968

**Essential Information**

MLS® #	A2217779
Price	\$625,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,018
Acres	0.23
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	5208 43 Avenue
Subdivision	Rosedale
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 0K9

**Amenities**

Parking Spaces	3
----------------	---

Parking	See Remarks, Single Garage Attached, Triple Garage Detached
# of Garages	3

### Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 6th, 2025
Days on Market	13
Zoning	R1

### Listing Details

Listing Office	RE/MAX 1st Choice 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.