

\$199,900 - 5308 49 Avenue, Camrose

MLS® #A2266371

\$199,900

2 Bedroom, 1.00 Bathroom, 807 sqft

Residential on 0.12 Acres

Prospect, Camrose, Alberta

Step into charm with this cozy 2-bedroom, 1-bath home, built in 1945 and lovingly updated over the years. This cozy retreat welcomes you with warm wood accents and sunny windows. You'll love the large living room and cozy kitchen; a layout that feels just right, and is perfect for entertaining. The large yard is great for enjoying those summer days or building snow forts and playing in the winter. Perfectly tucked near downtown Camrose, you're steps from boutique shopping, cafes, scenic walking trails, and all the amenities you love. This home puts the best of small-town living at your doorstep and is a sweet blend of vintage soul and modern comfort—ready for your story to begin!

Built in 1945

Essential Information

MLS® #	A2266371
Price	\$199,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	807
Acres	0.12
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status	Active
--------	--------

Community Information

Address	5308 49 Avenue
Subdivision	Prospect
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 0N5

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

Interior

Interior Features	Breakfast Bar, Laminate Counters, Open Floorplan, Wood Counters
Appliances	Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Rectangular Lot, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2025
Days on Market	10
Zoning	R3

Listing Details

Listing Office	Coldwell Banker Battle River Realty
----------------	-------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.