

# \$399,000 - 5007 44 Street, Camrose

MLS® #A2205375

**\$399,000**

5 Bedroom, 2.00 Bathroom, 2,072 sqft  
Residential on 0.14 Acres

Fairview, Camrose, Alberta

This exceptional heritage home seamlessly blends timeless character with contemporary upgrades, making it the perfect choice for a growing family or those who love to entertain. The home has been thoughtfully renovated throughout. Including fresh exterior paint, parking and front door that together enhance the curb appeal, new flooring throughout, a brand new kitchen, upper bathroom, even new baseboards and fence! Everywhere you look, the attention to detail is evident!

With 5 spacious bedrooms, 2 baths and 2072sq. ft. plus basement, there's room for everyone to enjoy. Upon entering, you'll be struck by the open-concept living, dining, and kitchen areas, where natural light floods the space, offering a seamless view from the front to the back of the home. To the right, a bright and airy bedroom, bathed in sunlight from the generous windows, features his and hers closets with additional upper storage. This room currently serves as a cozy sitting/music area.

At the rear of the home, a functional and stylish galley kitchen awaits, with charcoal soapstone suede quartz countertops, the cabinet bases are rift cut stained oak with painted uppers. There's ample room to add an island, making it ideal for both meal prep and entertaining. The main floor also boasts another generous bedroom with a walk-in closet and a lovely 3-piece bathroom with a



relaxing soaker tub.

Upstairs, youâ€™ll find an incredible space for the whole family to enjoy. The large open area offers endless possibilitiesâ€”currently used as the primary bedroom but also perfect for an office, playroom, or sitting area. A wall of windows overlooks the backyard, filling the space with natural light. Storage is plentiful throughout the upper floor, with numerous closets and cupboards to keep everything organized. Two additional charming bedrooms are located side by side, each with slanted ceilings, currently in use as a home office and dressing room and conveniently located next to a stunning brand new 3-piece bathroom.

The fully finished basement is perfect for family gatherings, featuring a cozy family room with high end finishes & trendy paint palette, a wood-burning fireplace, bar with stainless steel countertops and extra storage for your barware or board games! The basement also includes a spacious utility/laundry room and a fifth bedroom currently used as a home gym, providing even more flexibility.

Situated on a meticulously cared-for 50x120 lot, the home offers a concrete patio, parking pad, and a path to the shed, with plenty of green space to enjoy. The brand new privacy fence allows you to enjoy your yard & entertain comfortably. Located just steps away from two schools, downtown shopping, and nestled in a quiet cul-de-sac, this home is in a prime location.

Built in 1948

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2205375  |
| Price    | \$399,000 |
| Bedrooms | 5         |

|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 2,072       |
| Acres          | 0.14        |
| Year Built     | 1948        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 5007 44 Street |
| Subdivision | Fairview       |
| City        | Camrose        |
| County      | Camrose        |
| Province    | Alberta        |
| Postal Code | T4V 1C3        |

### **Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 1           |
| Parking        | Parking Pad |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Open Floorplan, Pantry, Quartz Counters                            |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas, Wood                        |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Brick Facing, Family Room, Wood Burning                            |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard, Storage  |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Private, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Siding  |
| Foundation        | Block  |

## **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 4                |
| Zoning         | R2               |

## **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack 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.