

# \$335,000 - 5417 52 Street, Camrose

MLS® #A2262799

## \$335,000

5 Bedroom, 2.00 Bathroom, 915 sqft  
Residential on 0.13 Acres

Sparling, Camrose, Alberta

Imagine walking up to this impressive 5 bedroom bilevel, nestled in the Sparling neighborhood. You're going to love the huge trees providing amazing curb appeal. This home offers a perfect blend of comfort, functionality, and style, making it ideal for families and those seeking spacious living. You will appreciate the warmth & elegance of the spacious living room & adjoining dining room, perfect for creating cherished memories with loved ones. The kitchen's thoughtful design flows seamlessly, leading you to the patio door that opens onto the enchanting 3-season enclosed deck. This home is partially fenced and offers a double heated garage to keep those vehicles and toys warm and cozy. A generous sized garden as well. Located close to schools and shopping too. This home is ready to make new memories for you and your family...

Built in 1976

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2262799  |
| Price          | \$335,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 915       |
| Acres          | 0.13      |



|            |             |
|------------|-------------|
| Year Built | 1976        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5417 52 Street |
| Subdivision | Sparling       |
| City        | Camrose        |
| County      | Camrose        |
| Province    | Alberta        |
| Postal Code | T4V 3C7        |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 4                                     |
| Parking        | Double Garage Detached, Heated Garage |
| # of Garages   | 2                                     |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Central Vacuum                                         |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Full                                                   |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Other                |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Wood Frame           |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 32                 |
| Zoning         | R2                 |

### Listing Details

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

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