

# \$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 | 22                 |
| Zoning         | R2                 |

### Listing Details

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

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.