



**GRASSROOTS**  
REALTY GROUP

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**402, 5418 52 Street  
Camrose, Alberta**

**MLS # A2217099**

**\$79,000**



<b>Division:</b>	Sparling		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	556 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 364
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** window coverings

Welcome to your cozy, top-floor retreat in Camrose—a perfect space for first-time buyers or parents seeking a safe, affordable home for their university student! This bright, 1-bedroom, 1-bath condo offers a budget-friendly lifestyle in a peaceful neighborhood, close to everything students or young professionals could need. Enjoy the convenience of being minutes from downtown Camrose, where you'll find the charming Fika Coffeehouse—a great spot to grab a coffee and study. When you need a break, take a scenic walk around Mirror Lake, a beautiful escape right nearby to unwind and de-stress. Golf lovers will appreciate the proximity to the Camrose Golf Course, with plenty of storage space in-unit for clubs and equipment. This condo is bathed in natural light, thanks to updated vinyl windows that not only brighten the space but also add insulation, keeping you warm and cozy even during Alberta's cold winters. The living area opens to a private balcony with serene views of mature trees and green space, perfect for a morning coffee or an evening retreat. With baseboard heating, coin laundry in the building, and an assigned parking stall, this unit is ready for a new owner to move in and enjoy stress-free, independent living. A safe, smart investment, this condo offers security and peace of mind—ideal for parents looking to invest in their child's future or for anyone looking to own in the growing city of Camrose without breaking the bank. Don't miss your chance to secure this comfortable, convenient home!