



**GRASSROOTS**  
REALTY GROUP

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4919 56 Street  
Camrose, Alberta

MLS # A2229996



**\$249,900**

Division:	Prospect		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	966 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, See Remarks, Skylight(s)		

Inclusions: none

This 2 bedroom Home checks all the boxes. Offering appeal for New Home Buyers, Down Sizers and even First Time Home Buyers. You will love the open layout of the living room and kitchen. It offers a roomy feeling with vaulted ceilings and sky lights to brighten up the room. The spacious kitchen offers plenty of cupboard space and prep area. The rooms are generous in size and one offers access through French Doors to the backyard. There is artificial turf in back for low maintenance. The basement is partially finished with a 3pce bathroom and ready for your finishing touch. In addition to these features you can ad an attached garage too. No Condo Fees and No Homeowners Association Fees. Youve been thinking about it...now's the time...