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## A, 5205 52 Ave Camrose, Alberta

MLS # A2231057



\$217,000

Division:	Sparling				
Type:	Residential/Duplex				
Style:	Attached-Side by Side, Bi-Level				
Size:	574 sq.ft.	Age:	2004 (21 yrs old)		
Beds:	3	Baths:	1 full / 1 half		
Garage:	Parking Pad				
Lot Size:	0.07 Acre				
Lot Feat:	Back Yard, Front Yard, No Neighbours Behind				

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R3
Foundation:	Wood	Utilities:	-

Features: Laminate Counters, Pantry, Vinyl Windows

Inclusions: Fridge, Stove, Dishwasher, Microwave

Check out this affordable, move-in-ready half duplex in Camrose! This charming 3-bedroom home has been thoughtfully updated and is ready for you to enjoy. Upstairs, there is a spacious primary bedroom, two additional bedrooms, and a full bathroom. On the lower level is where you'll find over 500 sqft of additional of living space including the kitchen that includes a walk-in pantry with plenty of potential to make it your own, a generous living room, and a half bath with laundry hook-ups. The home features brand-new baseboards, fresh paint, updated flooring, shingles done in 2022 and modern light fixtures throughout, offering a clean and stylish feel. Enjoy the convenience of being located right across the street from Sparling Elementary School and within walking distance of downtown amenities. Outside, you'll find a fenced backyard, a handy garden shed, and two parking spots in the rear. With low-maintenance living, this property is perfect for families, students, or savvy investors. Don't miss out on this opportunity!