



**GRASSROOTS**  
REALTY GROUP

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**#103, 5419 49 Avenue  
Camrose, Alberta**

**MLS # A2237881**



**\$254,900**

<b>Division:</b>	Downtown Camrose		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	940 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Hardwood, Tile

**Roof:** -

**Basement:** -

**Exterior:** Vinyl Siding

**Foundation:** -

**Features:** No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 473

**LLD:** -

**Zoning:** R4

**Utilities:** -

**Inclusions:** Storage Locker

Welcome to Grand Trunk Landing, one of Camrose's most sought after adult living communities. This well-maintained, ground floor unit is steps away from Mirror Lake Center, downtown, shopping, and walking trails. It offers exceptional convenience with all the amenities you need just minutes away. Upon entry you'll find hardwood floors throughout, a feature exclusive to main floor units. The open-concept living space is bright and inviting, with a cozy gas fireplace and beautiful oak kitchen cabinets. The spacious bedroom includes a large walk-in closet and a large 3-piece ensuite. There is also a convenient half-bath for guests. Off the living room, enjoy relaxing or barbecuing on the west-facing deck. Your powered, outdoor parking stall is just steps from the door. An underground storage locker is also included for your extra belongings. This desirable downtown condo is sure to impress.