



**GRASSROOTS**  
REALTY GROUP

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2, 108 Mount Pleasant Drive  
Camrose, Alberta

MLS # A2249924



**\$184,900**

Division:	Mount Pleasant		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,546 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Off Street		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 500
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

**Inclusions:** Electric fireplace insert

Excellent condo with privacy! This 1,546 square foot condo offers the convenience of condo living with the feel of a home! Imagine 2 bedrooms PLUS an office in a spacious layout. As you walk in you are greeted by a sunken living room with a gas fireplace to keep things cozy. Your own patio provides a place to sit outside or BBQ supper. The updated kitchen has NEW COUNTERTOPS, BACKSPLASH and a new stove and dishwasher! The well laid out kitchen allows you to visit with family as you prepare for a meal or coffee. A MAIN FLOOR LAUNDRY and a 2 piece bathroom finish off the main floor. There is a large Master Suite with a walk through closet to your own 3 piece ensuite. There is another large bedroom and an office with an electric fireplace. A 4 piece bathroom finishes this level. Don't miss the opportunity to see this "One of a Kind" condo that provides the "Right Mix" of the privacy of a house and the convenience of a condo! The furnace is updated to High Efficiency and the hot water tank is NEW! This unit has been fully painted so it is truly MOVE-IN READY. Convenience living is key as the COMMUNITY BUS passes by ON THE HOUR!!