



**GRASSROOTS**  
REALTY GROUP

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10, 4803 54 Avenue  
Camrose, Alberta

MLS # A2251580



**\$208,000**

Division:	Sparling		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	638 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 215
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s)		

Inclusions: BBQ

AFFORDABLE, Maintenance Free Condo close to schools and downtown Camrose! The main level of this home presents a large open concept floor plan with vaulted ceilings, a great kitchen space with a centre island, pantry and ample storage and a 2 piece bathroom that leads you to separate laundry room. The lower level has 3 good sized bedrooms and a 4 piece bathroom. Everything you need! Perfect for a first time home owner or investment property! Don't miss out on this opportunity!