



GRASSROOTS
REALTY GROUP

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**36, 5302 47 Street E
Camrose, Alberta**

MLS # A2251748



\$210,000

Division:	Sparling		
Type:	Residential/Other		
Style:	Attached-Side by Side, Bi-Level		
Size:	566 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 260
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to this beautifully updated 3-bedroom condo, offering modern comfort and convenience. The kitchen has been tastefully upgraded with stylish finishes, including quartz countertops. While the living room features an open floor plan perfect for relaxing or entertaining. Located in a well-managed condo community. You will enjoy the benefits of shared amenities, exterior maintenance, and a worry-free lifestyle. Whether you're a first-time buyer, downsizing, or looking for a great investment, this condo checks all the boxes. shingles and Deck were replaced this year.