



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

**MLS # A2251748**



**\$210,000**

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