



GRASSROOTS
REALTY GROUP

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

**G, 5220 41 Street
Camrose, Alberta**

MLS # A2254709



\$184,500

Division:	Rosebud		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	794 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Lawn, See Remarks, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 340
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Sump Pump(s), Vinyl Windows		
Inclusions:	N/A		

Welcome to this charming 2 bedroom, 1 and half bathroom home in a quiet neighbourhood. Perfect for investors or first-time home owners, this property offers incredible value and comfort. Located in a well- maintained fourplex, this unit features modern vinyl plank flooring, a functional kitchen with movable island, and an open layout. The primary bedroom includes a walk in closet, while the second bedroom is ideal for family, guests, or home office. Enjoy the convenience of a partially finished basement, providing extra living space or storage potential. Adding highlights include affordable condo fees, an assigned parking stall, and a location that balances peace and accessibility. This is an excellent opportunity to own a stylish, low- maintenance home in a quiet area.