



4, 4504 41 Street  
Camrose, Alberta

MLS # A2272481



**\$40,995**

<b>Division:</b>	South Side MHP		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	840 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Other

**Basement:** -

**Exterior:** Vinyl Siding

**Foundation:** Piling(s)

**Features:** Laminate Counters, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** -

**Utilities:** -

**Inclusions:** N/A

Step into affordable living and solid investment potential in this well-kept 1973 mobile home, offering comfort, convenience and great value. This cozy property features 2 bedrooms and 1 full bathroom, making it an excellent option for first time buyers, downsizers or investors looking for an easy rental. The home offers a bright living area, a practical kitchen and comfortable bedrooms. Located on a rented lot, this home provides a flexible, low-upkeep lifestyle with the added benefit of a community setting. A smart choice-whether you're looking to own your own home or expand your real estate portfolio.