



**GRASSROOTS**  
REALTY GROUP

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**4910 44 Street  
Camrose, Alberta**

**MLS # A2274680**



**\$219,000**

<b>Division:</b>	Camrose East		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	908 sq.ft.	<b>Age:</b>	1928 (97 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Partial

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R2

**Utilities:** -

**Inclusions:** Fridge, Stove, Washer, Dryer, Window Coverings

This 2 bedroom, 1 bath home ... with loft ... has potential and waiting for an investor or someone to make it "home". Although the home is older, you'll want to check out the HUGE lot (50'x183') as well as the 26'x26' garage. This home has newer shingles (approx. 2021) and is close to Sifton and Charlie Killam Schools and not far from the Heart of Beautiful Downtown Camrose.