



**306, 114 Mount Pleasant Drive  
Camrose, Alberta**

**MLS # A2285808**



**\$97,000**

<b>Division:</b>	Marler		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	759 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Boiler, Electric

**Floors:** Laminate, Linoleum

**Roof:** Asphalt

**Basement:** -

**Exterior:** Wood Frame

**Foundation:** -

**Features:** No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 398

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Inclusions:** Fridge, Stove, Dishwasher

Freshly painted and updated laminate flooring! This condo is ready to be your next home or investment property. This 2 bedroom condo is spacious with nicely sized living areas, bedrooms, a full bathroom and an extra storage room. With the West facing balcony you will have plenty of privacy and the top floor is always a plus! The kitchen has ample amount of cabinets and a dishwasher. This apartment is turn-key with great long term tenants in place who would love to stay!