



**GRASSROOTS**  
REALTY GROUP

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

**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>	-		

<b>Heating:</b>	Baseboard, Boiler, Electric	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 398
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**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!