



**#4, 4118 60 Street
Camrose, Alberta**

MLS # A2286940

\$174,900



Division:	Mount Pleasant		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	540 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 0
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Smoking Home, Pantry		

Inclusions: n/a

Don't miss out on this prime location! This two bedroom, one bath has seen many upgrades and is move in ready. Perfect for a university student or an excellent revenue property!

Shingles - 2022, Paint - 2026, Furnace - 2024, Cabinets - 2022, Bathroom - 2022