



**4901 45 Street
Camrose, Alberta**

MLS # A2288612



\$179,000

Division:	Rosebud		
Type:	Residential/House		
Style:	Bungalow		
Size:	678 sq.ft.	Age:	1935 (91 yrs old)
Beds:	1	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This charming home is conveniently located in a great area close to downtown and the University, making it an ideal investment opportunity. The single detached garage provides ample parking space, while the large front deck offers the perfect spot for relaxing or entertaining guests. With its prime location and potential for growth, this home is sure to be a sound investment for the future. Zoned R3. Don't miss out on the opportunity to make this property your own.