



**29, 5302 47 Street  
Camrose, Alberta**

**MLS # A2289960**



**\$220,000**

<b>Division:</b>	Camrose East		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	646 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Additional Parking, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Level, Paved		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 280

**LLD:** -

**Zoning:** 35

**Utilities:** -

**Inclusions:** N/A

Conveniently located close to schools, shopping, and downtown Camrose, this meticulously maintained 648sq ft(1296sqft total) freshly updated bi-level condo is the perfect starter home or investment property. Step inside to a bright and spacious open-concept main level,featuring new Luxury Vinly flooring, vaulted ceilings and large windows that flood the livingroom and kitchen with natural light. The kitchen offers plenty of cabinets, counter space, a centre island, pantry, and storage, making it both functional and inviting. You&rsquo;ll also appreciate the convenient 2-piece bathroom, main floor laundry, and direct access to a private deck for fresh air and relaxation. The lower level offers three good-sized bedrooms, a 4-piece bathroom, and additional storage space. This Condo delivers comfort, convenience, safety, with parking right outside your door. With it's low-maintenance lifestyle and unbeatable location, this condo is a fantastic opportunity to get into the market and enjoy the pride of ownership.