



**107, 5015 56 Street  
Camrose, Alberta**

**MLS # A2290026**



**\$257,500**

<b>Division:</b>	Downtown Camrose		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,075 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 225
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Excellent Townhouse Condo, Nicely located close to the Senior Centre and the Mirror Lake walking trails. This 3 bedroom townhouse with 2 bathrooms features and open plan with hardwood flooring. Large bay window in cozy living room, maple cabinetry in kitchen with pantry and bright dinette with patio doors to private deck. The Basement is open for your development. Separate entrances for each condo unit and it comes with a single detached garage for storage or to keep that car covered from the winter - plus it has a parking pad behind the garage. Great lifestyle for the one that does not want yard work and desires an easy walk to the downtown office, grocery store shopping or University campus. Come check this one out !