



**5444 50 Street
Camrose, Alberta**

MLS # A2293652



\$279,900

Division:	Sparling		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	979 sq.ft.	Age:	1976 (50 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	29
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Frigde(2), stove(2)

This fully updated duplex side, tucked away in a quiet neighbourhood, may be just the property you've been waiting for. It features vinyl flooring, fresh paint throughout, new kitchen in the basement, and two fully updated bathrooms. The fully finished lower level offers excellent versatility with its own kitchen, spacious family room, three bedrooms, and a full bathroom—perfect for extended family and guests. Outside, you'll find a rear detached double car garage for added convenience. Ideally located close to schools, parks, and shopping, this property presents a fantastic opportunity for investors or homeowners alike.