



24, 5302 47 Street  
Camrose, Alberta

MLS # A2295056



**\$212,000**

<b>Division:</b>	Sparling		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	607 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Parking Lot, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Kitchen Island, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 280

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Inclusions:** n/a

Looking for a smart start or easy investment? This charming bi-level townhouse condo offers the perfect blend of comfort and convenience, just minutes from schools, parks, shopping, and downtown Camrose. Step inside to a bright, airy main floor with vaulted ceilings and large windows that create a welcoming, light-filled space. The eat-in kitchen is designed for everyday living with generous cabinet and counter space, a centre island, pantry, and room to gather. Enjoy the added perks of a 2-piece bath, in-suite laundry, and your own private deck for morning coffee or evening unwinding. The lower level features three well-sized bedrooms, a full bath, and extra storage. Low-maintenance living, a well cared for home in an unbeatable location, this is one you won't want to miss!