



**5213 58 Street
Camrose, Alberta**

MLS # A2295082



\$179,000

Division:	Poplar Grove		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,205 sq.ft.	Age:	1974 (52 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt, Membrane	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MH
Foundation:	Other	Utilities:	-
Features:	Ceiling Fan(s), Vinyl Windows		

Inclusions: Window Coverings, shed.

Welcome to this well-maintained and thoughtfully updated home offering comfort, space, and value. Major upgrades have already been taken care of, including a new roof in 2021 (with 10-year warranty), updated windows, newer flooring, and an upgraded hot water tank—giving you peace of mind for years to come. Inside, you’ll find a spacious living area, along with a versatile den that’s perfect for a home office, hobby space, or extra lounge area. Situated on its own lot, the property features a fenced yard—ideal for pet owners—as well as a garage for added convenience and storage. Whether you’re a first-time buyer, downsizing, or looking for an affordable property with key updates already completed, this home checks the boxes.