



**4908 55 Avenue
Camrose, Alberta**

MLS # A2296394

\$174,995



Division:	Sparling		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	924 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Gravel Driveway, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Piling(s)	Utilities:	-
Features:	Open Floorplan, Separate Entrance		

Inclusions: N/A

Situated at the edge of town, this home offers the perfect balance of peaceful living and everyday convenience. This property backs onto open farmland, offering tranquil views and wide-open skies at your doorstep. The home features two bedrooms and a full bathroom, including a comfortable primary bedroom. The updated kitchen offers generous counter space and a functional breakfast area, seamlessly flowing into the dining and living spaces to create a bright, open-concept layout. The electric fireplace adds warmth and comfort, making the living room a great place to unwind. Additional highlights include a large deck (8x34), two storage sheds—one at the front of the property (16x19) and another at the back (8x10)—providing plenty of room for tools and equipment.