



**403, 5418 52 Street  
Camrose, Alberta**

**MLS # A2102602**



**\$85,000**

<b>Division:</b>	Sparling		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	500 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 301
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	Cable, DSL, Electricity Connected, Phone, Sewer Con
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

Affordable maintenance free living in Camrose! This one bedroom, one bath condo would make a perfect starter home or investment opportunity. Located on the 4th floor of CityGate Condominiums, this unit features a great south facing view of Kingman Park next door, a galley kitchen and an extra storage area that could serve as an office or den. With the building having recently undertaken massive renovations, this diamond is ready to shine on the north side of Camrose.