



**5313 50 Avenue
Camrose, Alberta**

MLS # A2142825



\$169,900

Division:	Prospect		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,445 sq.ft.	Age:	1945 (79 yrs old)
Beds:	3	Baths:	2
Garage:	RV Access/Parking, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Fridge, stove.

A great home with revenue opportunities and recent renovations. This exceptional property offers a wonderful living space with a dropped ceiling feature. Nice kitchen/dining room, two bedrooms and lovely updated 4pc bathroom. The main level has recently been repainted, newly installed carpet and an updated bathroom. Vinyl windows also add a nice touch to this level. The upper floor is currently rented out and has its own separate electrical meter. Kitchen area c/w its own fridge and stove. Family room with built-in book case, bedroom and 4pc bathroom complete this floor. The basement is open and is currently home to the laundry area and is great for storage. Outside offers a fire pit, RV parking and small garage.