



**404, 5418 52 Street  
Camrose, Alberta**

**MLS # A2153552**



**\$109,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Sparling                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Low-Rise(1-4)                      |               |                   |
| <b>Size:</b>     | 700 sq.ft.                         | <b>Age:</b>   | 1981 (43 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parkade                            |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                   |                   |        |
|--------------------|-------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Boiler | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt           | <b>Condo Fee:</b> | \$ 508 |
| <b>Basement:</b>   | -                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding      | <b>Zoning:</b>    | R4     |
| <b>Foundation:</b> | -                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Vinyl Windows     |                   |        |

**Inclusions:** N/A

Two bedroom, one bath condo in north Camrose! This well kept gem at CityGate is ready for its new owners. With a cute galley kitchen, separate dining area and spacious living room, you like the space this unit affords. Complete with two generously sized bedrooms, a small storage room that could act as a pantry and a 4 piece bath, this unit sits on the north side of the building overlooking the edge of Camrose. With a good sized balcony on this corner unit, you'll be able to enjoy the sunsets as well as have added storage. With maintenance free condo living, all you have to do is move in!