



**202, 5418 52 Street  
Camrose, Alberta**

**MLS # A2153577**



**\$89,900**

<b>Division:</b>	Sparling		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	550 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<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>	-	<b>Condo Fee:</b>	\$ 355
<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

Well maintained one bedroom, one bath condo in north Camrose. This affordable CityGate condo unit overlooks Kingman Park and is ready for its new owner. With a spacious galley kitchen, large living room/dining area and well portioned bedroom, this condo is the perfect starter home! This unit also features a four piece bath and large storage unit that can comfortably fit a freezer and all your pantry items. With plenty of natural light and great views, you'll love enjoying your evenings on the south facing balcony!