



**#47, 4802 54 Avenue  
Camrose, Alberta**

**MLS # A2164343**



**\$109,900**

<b>Division:</b>	Sparling		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Single Wide Mobile Home		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** NA

Affordable living!! This 2003 built mobile home offers affordable living! The home offers a wider layout to make the living area an open concept. You will love the counter space and all of the cabinets! The master has a walk-in closet AND a 4 piece ensuite for convenience. There are 2 more bedrooms and another 4 piece bath some the family is able to get ready comfortably for the day! The roof was shingled in 2022, HWT replaced in 2021 and the fridge was replaced in 2024. This home is "move-in ready"! Welcome Home!!