



**4706 54 Street
Camrose, Alberta**

MLS # A2168502



\$274,900

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	826 sq.ft.	Age:	1945 (79 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating: Forced Air

Water: -

Floors: Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Partially Finished

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R3

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: N/A

Welcome to this lovely updated bungalow ideally situated in the heart of Camrose, close to Mirror Lake and the Hospital. This property is perfect for investors seeking a promising venture or families alike. The main level has a fully equipped renovated kitchen, cozy dining room and living room, 2 bedrooms and full bathroom. The lower level is partially finished and has a flex room that could be used as another bedroom, family room or used as a storage area. Outside has a front porch, good sized rear yard and a single car garage. For Families, the central location provides easy access to educational institutions, the hospital and all of Camrose's wonderful downtown amenities. Other features include; Newer shingles, newer washer/dryer and new garage door(2024), New kitchen and stainless appliances, new vinyl plank flooring, new paint and much more!