



**307, 118 Mount Pleasant Drive
Camrose, Alberta**

MLS # A2170595

\$82,000



| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Mount Pleasant | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Low-Rise(1-4) | | |
| Size: | 594 sq.ft. | Age: | 1975 (49 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 317 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | 35 |
| Foundation: | - | Utilities: | - |
| Features: | Ceiling Fan(s), Laminate Counters, Open Floorplan, Storage | | |

Inclusions: N/a

Welcome to this well-maintained 1-bedroom, 1-bathroom condo, nestled in the heart of the vibrant and centrally located Mount Pleasant neighborhood in Camrose. Whether you're looking for a prime investment property or a cozy place to call home, this condo ticks all the boxes. Features: Spacious bedroom with ample natural light. Open-concept living area that flows seamlessly into the kitchen. Private balcony perfect for enjoying your morning coffee or relaxing in the evening. Well-maintained building in a desirable and quiet location. Close proximity to local amenities, schools, University of Alberta Augustana Campus, shopping, dining, and public transportation. This unit offers an incredible opportunity for those seeking a hassle-free, move-in-ready space. It's ideal for investors looking for solid rental potential or first-time buyers wanting a great spot in a well-established area. Don't miss out on this gem in Mount Pleasant!