



21, 5302 47 Street
Camrose, Alberta

MLS # A2172346



\$224,800

Division:	Airport		
Type:	Residential/Other		
Style:	Bi-Level		
Size:	693 sq.ft.	Age:	2005 (19 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Garage Faces Side, Guest, Outside, See Remarks, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Paved		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 275
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, Pantry, Primary Downstairs, See Remarks, Storage, Vaulted Ceiling(s)		
Inclusions:	Freezer		

Looking for a well maintained condo? Look no further. This well maintained condo in Camrose is perhaps what you have been looking for? The Ridge Point Condos were built in the 2000's it is right by the School and is partially fenced. This condo is in the corner of the lot close to the School. Many upgrades done recently. Walk into a nice huge entrance, go up to a Beautiful Open Floor Plan, Kitchen and Island looking through the Living Room Area. Upstairs laundry area. Nice 1/2 bath with closet by back door that goes onto a nice Deck (which will be updated shortly). Nice summer days get the air flow going through by opening the phantom doors on the front and back doors. Walk downstairs to a nice finished space. Under the stairs is a storage area and a freezer. Beautifully finished bathroom and 2 large bedrooms. One bedroom was upgraded by taking out a wall to make a much bigger room. Pets are allowed here with some restrictions. Outside is the single car garage just steps away from your front door, also a guest could park right in front of garage as well. There is no age restriction to live here. Not too far away is the downtown shopping area. PEX Plumbing, New Asphalt, 2022 Hot Water Tank, Lots of Storage, Central Vacuum, Lennox Furnace, New Deck - Coming is already Paid For. Over 30 km of biking and hiking trails. Come on down and also visit the Sweeterie for those homemade donuts. Turn key, ready for you to move in. Come make Point Ridge Condo your new home.