



**GRASSROOTS**  
REALTY GROUP

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403, 5418 52 Street  
Camrose, Alberta

MLS # A2189293



**\$85,000**

Division:	Sparling		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	500 sq.ft.	Age:	1981 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Flat	Condo Fee:	\$ 417
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R3
Foundation:	-	Utilities:	Cable, DSL, Electricity Connected, Phone, Sewer Con
Features:	Open Floorplan		

Inclusions:	N/A
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Affordable maintenance free living in Camrose! This one bedroom, one bath condo would make a perfect starter home or investment opportunity. Located on the 4th floor of CityGate Condominiums, this unit features a great south facing view of Kingman Park next door, a galley kitchen and an extra storage area that could serve as an office or den. With the building having recently undertaken massive renovations, this diamond is ready to shine on the north side of Camrose.