

2, 5014 56 Street  
Camrose, Alberta

MLS # A2253247



**\$275,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Prospect               |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 1 and Half Storey      |               |                   |
| <b>Size:</b>     | 1,038 sq.ft.           | <b>Age:</b>   | 1994 (32 yrs old) |
| <b>Beds:</b>     | 2                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 1.00 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Landscaped  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <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> | \$ 400 |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco  | <b>Zoning:</b>    | 35     |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Open Floorplan, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

Welcome to Centre Court Condos, where comfort meets convenience in the heart of Camrose! This beautiful 2-bedroom, 2-bathroom condo offers a carefree lifestyle close to downtown, Mirror Lake walking trails, and the Senior Centre. Inside, you'll find vaulted ceilings, an open staircase, and a charming balcony that overlooks the main level. The main floor features a generous primary suite complete with a walk-in closet and ensuite, as well as the convenience of main floor laundry. Upstairs, enjoy a bright bonus room with a skylight, a second bedroom, and another full bathroom—perfect for guests or hobbies. The lower level is a blank canvas ready for your personal touch, with plenty of room for storage. A single attached garage adds to the appeal of this low-maintenance, well-located home.