

74, 4802 54 Avenue
Camrose, Alberta

MLS # A2267573



\$89,500

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|-----------|---------------------------|--------|-------------------|
| Division: | Sparling | | |
| Type: | Mobile/Manufactured House | | |
| Style: | Mobile Home-Single Wide | | |
| Size: | 879 sq.ft. | Age: | 1972 (54 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Parking Pad | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|-----------------------|------------|---|
| Heating: | Forced Air | Water: | - |
| Floors: | Hardwood, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | - | LLD: | - |
| Exterior: | - | Zoning: | - |
| Foundation: | - | Utilities: | - |
| Features: | - | | |

Inclusions: shed

It may have 1972 roots, but you’d never know it! This home was completely rebuilt from the floor up in 2009 and shines with modern appeal. Featuring 2 bedrooms and a 4-piece bathroom, it offers an open layout with vaulted ceilings and updated finishes throughout. The spacious 7’ x 14’ boot room addition provides tons of organized storage for coats, boots, and everything life brings in. Enjoy newer appliances, a full-size hot water tank, and a stacked washer and dryer for convenience. Outside you’ll find a handy storage shed, and a fully fenced yard with double gates so you could easily park your toys or quads inside. With its neat, well-kept look, updated vinyl siding, and newer shingles, this home truly has the best curb appeal on the block. This is your chance to live in a modern, stylish home without the big price tag that usually comes with it!