

**#205, 5418 52 Street
Camrose, Alberta**

MLS # A2272600



\$89,900

Division:	Sparling		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	725 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	0.00 Acre		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 508
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R4
Foundation:	-	Utilities:	-
Features:	Vinyl Windows		

Inclusions: N/A

This is a fantastic opportunity to acquire either an investment property or a cozy home of your own. Located just minutes from downtown Camrose, Alberta, this property is ideally situated near shopping, the University of Alberta, scenic walking trails, and the Camrose Golf Course. The building itself is secure and has recently undergone exterior updates, with all decks being refinished. This 2-bedroom condo offers a spacious, north-facing living room with a private deck and a galley kitchen. It also features a four-piece bathroom, a convenient storage room, and ample closet space. The surrounding grounds provide a tranquil, park-like atmosphere with mature trees.