

**4910 44 Street
Camrose, Alberta**

MLS # A2274680



\$219,000

Division:	Camrose East		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	908 sq.ft.	Age:	1928 (98 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Washer, Dryer, Window Coverings

This 2 bedroom, 1 bath home ... with loft ... has potential and waiting for an investor or someone to make it "home". Although the home is older, you'll want to check out the HUGE lot (50'x183') as well as the 26'x26' garage. This home has newer shingles (approx. 2021) and is close to Sifton and Charlie Killam Schools and not far from the Heart of Beautiful Downtown Camrose.