

**5213A 57 Street  
Camrose, Alberta**

**MLS # A2276601**



# \$275,000

<b>Division:</b>	Poplar Grove		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,100 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Smoking Home, Pantry, Skylight(s), Vinyl Windows		

**Inclusions:** Heater in Garage

Move-in ready, zero-step entry home with a double attached garage in a quiet neighborhood! This well-maintained half duplex offers easy, low-maintenance living with no condo fees and no pet restrictions -- a rare find. The welcoming open-concept living area is ideal for entertaining or relaxing with family and friends. Enjoy the comfort of a spacious primary bedroom complete with a private ensuite for added comfort and convenience. The second bedroom is ideal for guests, a home office, or a craft/hobby space. Both sides of this duplex are available, presenting a unique opportunity to live in one unit while renting the other, or to expand your investment portfolio.