

4903 44 Street
Camrose, Alberta

MLS # A2283080



\$119,000

Division: Camrose East

Type: Residential/House

Style: Bungalow

Size: 772 sq.ft. **Age:** 1940 (86 yrs old)

Beds: 2 **Baths:** 1

Garage: Single Garage Detached

Lot Size: 0.14 Acre

Lot Feat: Back Lane

Heating: Forced Air, Natural Gas

Water: -

Floors: Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Crawl Space

LLD: -

Exterior: Wood Frame

Zoning: R2

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: as is

Handyman special. Great location just steps away from CK-school. The *R2 zoning* offers great development potential. The property has seen some upgrades' like 100-amp electrical service, shingles and a high-efficiency furnace, but it is still in need of some substantial repairs/renovations and therefore sold "as is" without any representation or warranties.