



GRASSROOTS
REALTY GROUP

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5318 54 Street
Camrose, Alberta

MLS # A2267239



\$539,000

Division:	Poplar Grove		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bungalow		
Size:	2,129 sq.ft.	Age:	2008 (18 yrs old)
Beds:	10	Baths:	4
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Separate Entrance		

Inclusions: 1 refrigerator per unit (3 total), 1 stove per unit (3 total), 1 washer/dryer per unit (3 total), 1 dishwasher per unit (3 total), shed

Calling all investors! This fully rented Camrose triplex makes it easy to step right into a cash-flowing investment with three self-contained suites, each with its own laundry. Unit A (east side) spans two levels with 5 bedrooms, 2 full baths, a bright kitchen, and two spacious living areas; Unit B (west side) sits on the main floor with 3 bedrooms, a 4-piece bath, and an inviting open living space; Unit C (basement) offers 2 bedrooms, a 4-piece bath, and open-concept living. Outside you'll find rear alley access, ample parking, decks for Units A and B, and a fully fenced yard. Conveniently located near schools, walking trails, and shopping, this property offers strong rental appeal, steady income, and low-maintenance ownership, a true turn-key investment opportunity you won't want to miss!