



**5213 58 Street  
Camrose, Alberta**

**MLS # A2295082**

**\$179,000**



<b>Division:</b>	Poplar Grove		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,205 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	MH
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Vinyl Windows		

**Inclusions:** Window Coverings, shed.

Welcome to this well-maintained and thoughtfully updated home offering comfort, space, and value. Major upgrades have already been taken care of, including a new roof in 2021 (with 10-year warranty), updated windows, newer flooring, and an upgraded hot water tank—giving you peace of mind for years to come. Inside, you’ll find a spacious living area, along with a versatile den that’s perfect for a home office, hobby space, or extra lounge area. Situated on its own lot, the property features a fenced yard—ideal for pet owners—as well as a garage for added convenience and storage. Whether you’re a first-time buyer, downsizing, or looking for an affordable property with key updates already completed, this home checks the boxes.