



GRASSROOTS

REALTY GROUP

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4908 55 Avenue
Camrose, Alberta

MLS # A2296394

\$174,995



| | | | |
|------------------|--|---------------|-------------------|
| Division: | Sparling | | |
| Type: | Residential/Manufactured House | | |
| Style: | Mobile Home-Single Wide | | |
| Size: | 924 sq.ft. | Age: | 1976 (50 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Gravel Driveway, RV Access/Parking | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Rectangular Lot | | |

| | | | |
|--------------------|-----------------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Metal | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RS |
| Foundation: | Piling(s) | Utilities: | - |
| Features: | Open Floorplan, Separate Entrance | | |

Inclusions: N/A

Situated at the edge of town, this home offers the perfect balance of peaceful living and everyday convenience. This property backs onto open farmland, offering tranquil views and wide-open skies at your doorstep. The home features two bedrooms and a full bathroom, including a comfortable primary bedroom. The updated kitchen offers generous counter space and a functional breakfast area, seamlessly flowing into the dining and living spaces to create a bright, open-concept layout. The electric fireplace adds warmth and comfort, making the living room a great place to unwind. Additional highlights include a large deck (8x34), two storage sheds—one at the front of the property (16x19) and another at the back (8x10)—providing plenty of room for tools and equipment.