



**6403B 49 Avenue
Camrose, Alberta**

MLS # A2299835



\$229,000

Division:	Grandview		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,020 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove

This 1/2 duplex is perfect for the 1st time home owner, investor or anyone looking for a lovely home on a quiet street. It offers a generous front entry, a reasonably open living room, eating area and kitchen with a BIG living room window offering lots of lights. There's a designated storage room and then the main level finishes off with 3 bedrooms and a 4 pc. washroom. There's a side entrance to the home as well, which leads to the unfinished basement where you can plan to finish it off for your family or other development. p.s. the hot water tank was new in 2023. This yard is fenced and LOOOOOONG ... 180' to be exact and then there's parking at the rear by the back lane. "Double the opportunity if you consider buying the other side of the duplex"