



GRASSROOTS
REALTY GROUP

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5219 50 Avenue
Camrose, Alberta

MLS # A2322100



\$389,000

Division:	Downtown Camrose		
Type:	Multi-Family/Triplex		
Style:	-		
Size:	725 sq.ft.	Age:	1945 (81 yrs old)
Beds:	-	Baths:	-
Garage:	Alley Access, Off Street, RV Access/Parking		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Bldg Name:	-
Floors:	Vinyl, Vinyl Plank	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	-	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Inclusions: Fridge (X3), Stove (X3), Microwave Hood Fan (X2), Washer, Dryer, Shed

Hard to believe when you see it for the first time that this is actually a three unit house. This property features a renovated 2-bedroom main-floor unit, a 1-bedroom basement unit with egress windows, and a spacious refreshed 1-bedroom upper unit with private exterior access. Extensive upgrades in 2024 include shingles, windows, doors, soffit, fascia, eaves, landing, sidewalks, kitchens, bathrooms, flooring, lighting, and paint. New high efficiency furnace and hot water tank (2025). Common laundry, ample rear parking, fully fenced yard. An excellent opportunity for investors or owner-occupants.