



**4624 56 Street  
Camrose, Alberta**

**MLS # A2322462**



**\$199,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	934 sq.ft.	<b>Age:</b>	1946 (80 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Block, Perimeter Wall	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers		

**Inclusions:** Fridge, Stove, BI Dishwasher, Washer, Dryer, Wardrobe Closets at Front & Back Doors, Garage Door Opener & Remote

Welcome to Camrose and this super cute property! Centrally located, this home is close to the hospital, walking trails through Camrose and access to the Hwy. The 934 square foot home offers a spacious living room, good sized kitchen (complete with all appliances) plus 2 bedrooms. There's a 4 pc. washroom plus a fantastic back entry, which also houses the laundry. All of this ... on the main level!! If you head down the stairs, you'll find some storage, the hot water tank and furnace. Head outside and you'll be WOW'ed by the size and character of the backyard. There are ample spots to sit and enjoy time with family and friends, in your fenced and private backyard. There's a large gravel parking pad offering a few spots for vehicles PLUS an oversized 16'x20' garage protecting from the elements. p.s. it even has a garage door opener!