



**#77, 4802 54 Avenue
Camrose, Alberta**

MLS # A2325353



\$199,900

Division:	Sparling		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,044 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: window coverings

This 1,044 square foot home offers comfortable, modern living with a bright, open-concept layout designed for everyday ease. The spacious kitchen and living area provide a welcoming place to gather, while the functional floor plan makes excellent use of the space. Featuring two bedrooms and two full bathrooms, the primary bedroom includes a walk-in closet and a private 4-piece en suite. Brand new appliances are included, so you can simply move in and enjoy. Complete with New Home Warranty for added peace of mind, this home is conveniently located close to schools and parks, making it an excellent option for first-time buyers, downsizers, or anyone looking for low-maintenance living.