



11, 4803 54 Avenue
Camrose, Alberta

MLS # A2326370



\$229,900

Division:	Sparling		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	649 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	1.00 Acre		
Lot Feat:	Level, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 230
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R3A
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Vaulted Ceiling(s)		

Inclusions: None

Experience Carefree Living in This Charming Bi-Level Condo. Discover the perfect blend of comfort and convenience in this meticulously maintained bi-level condo. Designed for those seeking a low-maintenance lifestyle without compromising on space, this home welcomes you with an open-concept main floor and lots of natural light. The spacious, bright kitchen offers abundant storage, flowing seamlessly into a large living area perfect for entertaining. Step through patio doors onto your private deck to enjoy your morning coffee in peace. Vaulted ceilings throughout the main level enhance the sense of airy, open living. A convenient 2-piece powder room and dedicated laundry room complete this level. The lower level serves as a private retreat, featuring a generous primary suite, two additional spacious bedrooms, and a pristine 4-piece bathroom. Parking includes one dedicated stall plus a single detached garage just steps from your front door. Ideally situated near schools, community playgrounds, and local shopping.