



**4906 55 Avenue  
Camrose, Alberta**

**MLS # A2326486**



**\$229,900**

<b>Division:</b>	Sparling		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,163 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Other	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stucco, Vinyl Siding	<b>Zoning:</b>	MH
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan, Soaking Tub		

**Inclusions:** AC

Welcome to this beautifully updated 3-bedroom mobile home on its on lot, offering modern finishings throughout and a bright, inviting layout. The open-concept living, dining, and kitchen area is perfect for everyday living and entertaining, highlighted by a stone-faced fireplace that creates a warm and stylish focal point in the living room. The spacious primary bedroom features a convenient ensuite bathroom, while two additional bedrooms and a full bathroom with a relaxing soaker tub provide plenty of space for family or guests. You'll also appreciate the dedicated laundry room, AC for the hot summer nights and the comfort of a heated garage, ideal for Alberta winters. Whether you're a first-time buyer, downsizing, or looking for an affordable move-in-ready home, this property is a fantastic opportunity you won't want to miss.