



GRASSROOTS
REALTY GROUP

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208, 5419 49 Avenue
Camrose, Alberta

MLS # A2327192



\$359,000

Division:	Downtown Camrose		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,155 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s)	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 589
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R4
Foundation:	-	Utilities:	-
Features:	Central Vacuum, Elevator, Open Floorplan, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, garburator, washer, dryer, microwave hood fan, window A/C, garage remote, central vac & attachments

This immaculate second floor condo offers 2 bedrooms, 2 bathrooms, and a bright, open concept layout designed for comfortable, low maintenance living. The spacious living room is warmed by a cozy gas fireplace, while the functional kitchen and dining area make entertaining effortless. Enjoy two covered decks, one off the primary bedroom, and another off the living room. Both are perfect spots to sip your morning coffee as the sun rises or fire up the BBQ with the convenient gas hookup. This unit also includes the convenience of underground heated parking and a private storage locker. Ideally located just steps from the Senior Centre and its busy social calendar, scenic Mirror Lake walking paths, and with the city bus stop right outside the front entrance, everything you need is within easy reach. Grand Trunk Landing is known for its welcoming community atmosphere, with weekly card games, potlucks, and social events that make it easy to feel at home. Quick possession is available, so you can settle in and start enjoying the lifestyle you've been looking for!