



**106C, 4919 68 Street  
Camrose, Alberta**

**MLS # A2327494**

**\$154,000**



<b>Division:</b>	Grandview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	864 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Vinyl Siding

**Foundation:** -

**Features:** Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 370

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Inclusions:** fridge, stove, hood fan, washer, dryer

Affordable homeownership or a smart investment opportunity! This well maintained upper level condo offers 2 bedrooms, a bright and spacious living room, a functional kitchen, a full 4 piece bathroom, and a balcony to enjoy your morning coffee or unwind at the end of the day. The generous primary bedroom features a 6.5' x 6.5' walk in closet, providing excellent storage. Conveniently located close to west end shopping, scenic walking trails, a peaceful pond, and a playground, you'll enjoy easy access to everyday amenities and outdoor recreation. Whether you're looking to enter the market, downsize, or add to your investment portfolio, this affordable condo is one you won't want to miss!