



GRASSROOTS
REALTY GROUP

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4910 44 Street
Camrose, Alberta

MLS # A2330525



\$199,000

Division:	Camrose East		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	908 sq.ft.	Age:	1928 (98 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Partial

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: Fridge, Stove, Washer, Dryer

This 2 bedroom, 1 bath home ... with loft ... has potential and waiting for an investor or someone to make it "home". Although the home is older, you'll want to check out the HUGE lot (50'x183') as well as the 26'x26' garage. This home has newer shingles (approx. 2021) and is close to Sifton and Charlie Killam Schools and not far from the Heart of Beautiful Downtown Camrose.