



GRASSROOTS
REALTY GROUP

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4107 50 Avenue
Camrose, Alberta

MLS # A2334015



\$263,700

Division:	Camrose East		
Type:	Residential/House		
Style:	Bungalow		
Size:	904 sq.ft.	Age:	1954 (72 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Garage Faces Rear, Insulated, Multiple Driveways, Off Street, C		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behi		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Partial

Exterior: Composite Siding, Wood Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2A

Utilities: -

Inclusions: FRIDGE X2 STOVE X2 ALL WINDOW COVERINGS

Investors won't want to miss out! This oversized double lot (2x 26' by 137') sits in quiet crescent and backs onto city owned green space. The property currently boasts a charming 3 bedroom 2 bath raised bungalow with a summer kitchen in the bright open basement. There is also a large storage shed and an oversized heated single garage that offers 2 large workshop areas . New shingles, Furnace and Hot water tank have been replaced in recent years and Sewer line to street was also replaced recently.