



GRASSROOTS
REALTY GROUP

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45, 4702 53 Avenue
Camrose, Alberta

MLS # A2337265



\$215,000

Division:	Sparling		
Type:	Residential/Other		
Style:	Bi-Level		
Size:	647 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 280
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions:	n/a
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COMFORTABLE, AFFORDABLE & WORRY-FREE LIVING! This well-maintained bi-level condo offers a bright and functional layout with three bedrooms and 1 $\frac{1}{2}$ bathrooms. The main level features an open-concept kitchen and living room, convenient main floor laundry and a 2-piece bathroom. Step out from the kitchen onto the new deck, a great spot to enjoy your morning coffee or relax outdoors. The lower level features three bedrooms with large windows that bring in plenty of natural light, along with a 4-piece bathroom. An assigned parking stall is conveniently located right out front. The shingles were replaced in 2025, adding to the peace of mind of owning in a well-maintained development. Close to schools, parks and shopping, this is a great opportunity for comfortable, affordable and low-maintenance living.