



GRASSROOTS
REALTY GROUP

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20, 4803 54 Avenue
Camrose, Alberta

MLS # A2345409



\$205,000

Division:	Sparling		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	554 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 210
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3A
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: fridge, stove, dishwasher, micro hood fan, washer, dryer, keys(2)

Fresh, bright, and move-in ready! This beautifully updated 2 bedroom, 2 bathroom townhouse condo offers affordable living without compromising on comfort or pride of ownership. With new carpet in basement and fresh paint throughout, this home feels on trend, clean, and practically new. Ideally located across from the school playground, you'll enjoy a lovely green-space view from every west-facing window and the balcony. The upper level features a spacious kitchen with a handy prep island, vaulted ceilings, and plenty of natural light. The bright, open living room offers direct access to the balcony, creating a wonderful space to relax and enjoy the view. A dining area and convenient 2-piece bathroom complete this level. Downstairs, you'll find two comfortable bedrooms, a 4-piece bathroom, a dedicated laundry room, and additional storage space. With its inviting layout, thoughtful updates, and fantastic location, this townhouse is an opportunity to own a home that's both affordable and one you'll be proud to call your own!