



GRASSROOTS
REALTY GROUP

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5205B 52 Avenue
Camrose, Alberta

MLS # A2347463



\$186,500

Division:	Sparling		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	622 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Subfloor, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Preserved Wood	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Great opportunity & affordable, newer (build in 2004) half duplex in convenient location. The upstairs features a spacious primary bedroom, two additional bedrooms, and a full bathroom. The lower level offers over 500 sqft of additional living space, including the spacious kitchen with walk-in pantry, a generous living room, and a half bath with laundry hook-ups. This property offers great potential to build equity, since the home is in need of some TLC. Outside, you'll find a good–sized fenced backyard, a handy garden shed, and two parking spots in the rear. Conveniently located across the street from Sparling Elementary School and within walking distance of downtown amenities. No matter if you're looking for a smart investment opportunity, or for an affordable home with lots of potential to build equity - this property might be the one for you.