

**4809 55 Avenue
Camrose, Alberta**

MLS # A2219817



\$249,000

Division:	Sparling		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,424 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Additional Parking, Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Private, See Remarks		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	See Remarks, Wood Frame	Zoning:	MH
Foundation:	Piling(s)	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: Window coverings, G-door control & remote(s), 2 garden sheds, green house, high gardens, gazebo

This immaculate (!) home shows pride of ownership throughout. The over 1400 sqft home, with newer double car garage, located in a quiet neighborhood, sits on an oversized lot with beautifully landscaped & fully fenced backyard. Some of the many upgrades include shingles, new concrete parking pad and sidewalk, windows, HE furnace, interior paint, fence, some doors, flooring, garden shed and a gazebo. The home "began its journey" as a single wide mobile home, but with its large addition and all the upgrades really looks and "feels" just like a "regular" bungalow. Walking in the front door you'll find a spacious entrance room, leading to the huge open concept kitchen/dining/living area, from here you'll enter a very spacious office/rec-room area. Further down the hallway you will find a 5-pc bathroom and 2 (potentially 3) bedrooms which are sure to impress with their size - the primary bedroom also offers a massive closet and a 2-pc en-suite bathroom. The outside features a meticulously cared for yard, with new fencing, a beautiful newer gazebo, high gardens, fire pit, green house and 2 garden sheds. The newer double car garage and the extra-large concrete parking pad offer plenty of parking space.