

**74, 4802 54 Avenue
Camrose, Alberta**

MLS # A2267573



\$89,500

Division:	Sparling		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	879 sq.ft.	Age:	1972 (54 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: shed

It may have 1972 roots, but you’d never know it! This home was completely rebuilt from the floor up in 2009 and shines with modern appeal. Featuring 2 bedrooms and a 4-piece bathroom, it offers an open layout with vaulted ceilings and updated finishes throughout. The spacious 7’ x 14’ boot room addition provides tons of organized storage for coats, boots, and everything life brings in. Enjoy newer appliances, a full-size hot water tank, and a stacked washer and dryer for convenience. Outside you’ll find a handy storage shed, and a fully fenced yard with double gates so you could easily park your toys or quads inside. With its neat, well-kept look, updated vinyl siding, and newer shingles, this home truly has the best curb appeal on the block. This is your chance to live in a modern, stylish home without the big price tag that usually comes with it!