

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

**MLS # A2267573**

**\$89,500**



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

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

  

<b>Inclusions:</b>	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!