

**#67, 4802 54 Avenue
Camrose, Alberta****MLS # A2277460****\$74,900**

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|-----------|---------------------------|--------|-------------------|
| Division: | Sparling | | |
| Type: | Mobile/Manufactured House | | |
| Style: | Mobile Home-Single Wide | | |
| Size: | 1,120 sq.ft. | Age: | 1973 (53 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Parking Pad | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | |
|-------------|-----------------------------|
| Heating: | Forced Air |
| Floors: | Laminate, Vinyl Plank, Wood |
| Roof: | Metal |
| Basement: | - |
| Exterior: | - |
| Foundation: | - |
| Features: | - |

| | |
|------------|---|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | - |
| Utilities: | - |

Inclusions: shed in yard

Welcoming you to this 3 bedroom home which offers affordable living that allows you to enjoy a comfortable lifestyle. With an exceptional location that is just moments away from everything you need; such as a quick trip to the grocery store, a stroll on the trails, favorite restaurants, schools, health care services and the list carries on.... it's all conveniently close by. The sun's rays beam into this massive living room creating a terrific main hub area with its cheery & warm atmosphere, granting you all the space to make it an exquisite spot to get comfortable. Your kitchen offers an abundance of storage with cabinetry surrounding you to fill with all your must have essentials for whipping up meals, plenty of prep counter and a pantry which is the perfect place to store away those snacks. The primary bedroom is often considered the sanctuary of a home, it is generous in size, has a double closet and a distinctive feature wall making it the perfect space for your personal retreat. Along with your 2nd & 3rd bedroom there is a spacious & tastefully remodelled 4 piece bathroom giving you a wonderful space to unwind. Yours to create, whether it be a home office, playroom, gym, den, etc... is a versatile addition that can be used to meet your specific needs. Stepping outside there is a large private deck, lots of parking, a yard that is easy to manage making it ideal for those who want to enjoy outdoor beauty without extensive maintenance. This combination making it ideal for anyone looking to enjoy outdoor living with minimal effort and maximum enjoyment. Come make yourself at home!