

4107 50 Avenue
Camrose, Alberta

MLS # A2205682



\$269,500

Division:	Camrose East		
Type:	Residential/House		
Style:	Bungalow		
Size:	904 sq.ft.	Age:	1954 (71 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Garage Faces Rear, Heated Garage, Insulated, Multiple Driveway		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behi		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Partial

Exterior: Composite Siding, Wood Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2A

Utilities: -

Inclusions: shed

Investors won't want to miss out! This oversized double lot (2x 26' by 137') sits in quiet crescent and backs onto city owned green space. The property currently boasts a charming 3 bedroom 2 bath raised bungalow with a summer kitchen in the bright open basement. There is also a large storage shed and an oversized heated single garage that offers 2 large workshop areas . Furnace and Hot water tank have been replaced in recent years and Sewer line replaced.