

**A, 4821 54 Street  
Camrose, Alberta****MLS # A2208435****\$264,900**

<b>Division:</b>	Prospect		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	703 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Corner Lot, Standard Shaped Lot, Views		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 458
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Animal Home, No Smoking Home, Storage		

**Inclusions:** None

Great opportunity to own this centrally located condo in beautiful Camrose, Alberta. This lovely south facing condo unit provides stunning views of beautiful Mirror Lake. This well built home comes with a single attached garage, wrap around deck and beautiful mature trees. You are amazingly close to the walking trail that takes you around Mirror Lake and on to Jubilee Park. The condo is walking distance to the Senior Centre, down town shopping, grocery store and coffee shops. This well maintained adult living condo unit has a bright, spacious open concept floor plan with large windows which let in a lot of sunshine and allows for great views of the lake. A beautiful large living room, with new laminate flooring, and bright kitchen allow for entertaining family and friends. There is a large bedroom, 4 pc bathroom, laundry and storage room. The condo fees include water, heat, garbage disposal, year round maintenance, insurance, and reserve fund contributions.