# \$269,500 - 4107 50 Avenue, Camrose

MLS® #A2205682

### \$269,500

3 Bedroom, 2.00 Bathroom, 904 sqft Residential on 0.18 Acres

Camrose East, Camrose, Alberta

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.

Built in 1954

#### **Essential Information**

MLS® # A2205682 Price \$269,500

Bedrooms 3
Bathrooms 2.00
Full Baths 2
Square Footage 904
Acres 0.18

Year Built 1954

Type Residential

Sub-Type Detached

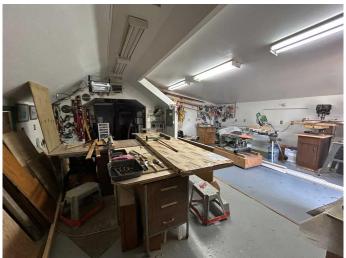
Style Bungalow

Status Active

# **Community Information**

Address 4107 50 Avenue Subdivision Camrose East







City Camrose
County Camrose
Province Alberta
Postal Code T4V 0P7

#### **Amenities**

Parking Spaces 1

Parking Alley Access, Garage Faces Rear, Heated Garage, Insulated, Off Street,

Oversized, Parking Pad, See Remarks, Single Garage Detached,

Workshop in Garage, Multiple Driveways

# of Garages 1

#### Interior

Interior Features See Remarks

Appliances Freezer, Refrigerator, Stove(s)

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Partial

#### **Exterior**

Exterior Features Fire Pit, Garden, Private Yard

Lot Description Back Lane, Backs on to Park/Green Space, Cul-De-Sac, No Neighbours

Behind, Rectangular Lot, See Remarks

Roof Asphalt Shingle

Construction Composite Siding, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 28th, 2025

Days on Market 35

Zoning R2A

## **Listing Details**

Listing Office Royal Lepage Rose Country Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.