

# \$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.

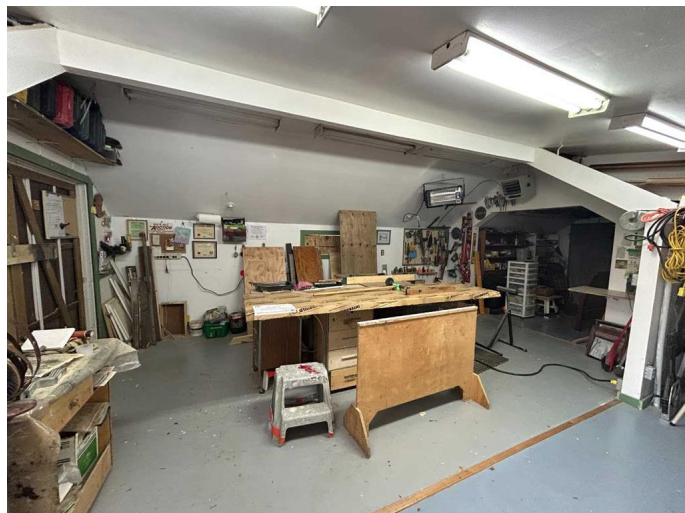
Built in 1954

## 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	32
Zoning	R2A

### Listing Details

Listing Office	Royal LePage Rose Country Realty
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