

5313 50 Avenue  
Camrose, Alberta

MLS # A2142825



## \$199,900

<b>Division:</b>	Prospect		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,445 sq.ft.	<b>Age:</b>	1945 (79 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** Fridge, stove.

A great home with revenue opportunities and recent renovations. This exceptional property offers a wonderful living space with a dropped ceiling feature. Nice kitchen/dining room, two bedrooms and lovely updated 4pc bathroom. The main level has recently been repainted, newly installed carpet and an updated bathroom. Vinyl windows also add a nice touch to this level. The upper floor is currently rented out and has its own separate electrical meter. Kitchen area c/w its own fridge and stove. Family room with built-in book case, bedroom and 4pc bathroom complete this floor. The basement is open and is currently home to the laundry area and is great for storage. Outside offers a fire pit, RV parking and small garage.