

203B, 4625 50 Street  
Camrose, Alberta

MLS # A2151750



## \$185,000

<b>Division:</b>	Augustana		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	700 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Off Street, Outside, Plug-In		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Combination, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 351
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R4
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, Crown Molding, Laminate Counters, No Animal Home, No Smoking Home, Recreation Facilities, Storage, Walk-In Closet(s)

**Inclusions:** Window Coverings, Floating Shelf in the living room

Affordable, beautiful and convenient is this bright and fresh two-bedroom adult living condo! Right inside the secured front lobby entrance you'll find a comfortable social area complete with kitchen, guest suite and bathroom for family visits and gatherings. Mail is delivered here, there's also a fitness room and elevator in case you don't want to take the stairs! On the second floor just a few steps away from the elevator doors, your 2 bedroom suite with central air conditioning and a cozy gas fireplace has been tastefully updated with vinyl plank flooring, stainless steel appliances, paint throughout, updated light fixtures and a fresh kitchen backsplash. The primary bedroom has a walk in closet and four piece ensuite bathroom with accessibility features - while the second bedroom is perfect for a guest room, office or extra storage. Enjoy sunrises on your East facing balcony and keep an eye on the comings and goings of this wonderful condo community from here - use the gazebo whenever you like! Parking is off street out back and has an easy stroll to the secure entrance. Across the street out front is the enchanting Jubilee Park with miles of paved trails to enjoy, you also have St Mary's Hospital, a grocery store and all the other renowned shops, services and downtown amenities just a couple blocks away. Available for immediate possession, come see it today!