

# \$85,000 - 101, 5418 52 Street, Camrose

MLS® #A2199637

**\$85,000**

1 Bedroom, 1.00 Bathroom, 550 sqft

Residential on 0.00 Acres

Sparling, Camrose, Alberta

Are you looking for the perfect investment property? This bottom unit is in pristine condition and shows beautifully. The bedroom is spacious with a large closet and located directly beside the spacious 4 piece bathroom. Featured in the main living space is a combination living room/ dining room with lots of natural light and the attached kitchen with ample cupboard space. There is also several closets and a large storage room. The Building has seen several recent upgrades including new windows, siding and balconies. Located on a quiet block with a wide open green space to the south and a field to the north. If you are looking for the perfect place to downsize or just a turn key investment, this is the place for you!

Built in 1981

## Essential Information

MLS® #	A2199637
Price	\$85,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	550
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment



Style	Single Level Unit
Status	Active

### Community Information

Address	101, 5418 52 Street
Subdivision	Sparling
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V4A6

### Amenities

Amenities	Coin Laundry, Park, Parking, Snow Removal, Trash
Utilities	High Speed Internet Available, Phone Available, Electricity Available, Heating Paid For
Parking Spaces	1
Parking	On Street, Plug-In, Stall

### Interior

Interior Features	Laminate Counters, Storage
Appliances	Electric Stove, Refrigerator
Heating	Baseboard, Boiler
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Other
Roof	Flat
Construction	Mixed

### Additional Information

Date Listed	March 2nd, 2025
Days on Market	62
Zoning	R3

### Listing Details

Listing Office	Royal Lepage Rose Country Realty
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