

# \$199,000 - 4309 50 Avenue, Camrose

MLS® #A2231821

**\$199,000**

2 Bedroom, 1.00 Bathroom, 713 sqft

Residential on 0.13 Acres

Fairview, Camrose, Alberta

If you're looking to enter the Camrose housing market, this affordable and updated single-family home is a fantastic opportunity. Situated on a large lot in a quiet, friendly neighborhood, this charming home has been tastefully remodelled and is move-in ready. The bright and inviting layout includes two comfortable bedrooms, one bathroom, and a spacious living room that opens into a cozy eat-in kitchen—perfect for everyday living. Notable updates include vinyl windows, flooring, kitchen, and bathroom finishes, providing a fresh feel throughout. Outside, the generous backyard offers plenty of space for entertaining or soaking up the sun. Practical upgrades add peace of mind, with shingles replaced in 2015, a new hot water tank in 2022, and a 100-amp electrical panel upgrade. Whether you're a first-time buyer or investor, this well-maintained property is an excellent find in Camrose.

Built in 1935

## Essential Information

MLS® #	A2231821
Price	\$199,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	713



Acres	0.13
Year Built	1935
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4309 50 Avenue
Subdivision	Fairview
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 0R2

### **Amenities**

Parking Spaces	3
Parking	Parking Pad

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Electric Stove, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

### **Additional Information**

Date Listed	June 21st, 2025
Days on Market	32
Zoning	R2

### **Listing Details**

Listing Office

CIR Realty

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