

# \$99,900 - 106, 5418 52 Street, Camrose

MLS® #A2217744

**\$99,900**

2 Bedroom, 1.00 Bathroom, 770 sqft

Residential on 0.00 Acres

Sparling, Camrose, Alberta

Step into a spacious and bright 2-bedroom, 1-bathroom condo in the heart of CityGate â€” an updated and secure building offering both value and convenience. Recently undergoing extensive exterior renovations, CityGate combines the charm of a well-maintained property with modern upgrades.

This main-floor, end-unit condo stands out as one of the largest 2-bedroom units in the building. Thanks to extra windows, it boasts an abundance of natural light, creating a welcoming and airy atmosphere throughout. The galley kitchen provides ample space for cooking and storage, while the generous-sized living and dining areas offer flexibility for a variety of layouts.

Perfect for a range of lifestyles, this condo is ideal for senior living, university students, or as a revenue property. The coin-operated laundry is conveniently located just down the hall, and with the buildingâ€™s secure entrance and affordable maintenance fees, youâ€™ll enjoy peace of mind and ease of living.

Donâ€™t miss the chance to experience all that CityGate has to offer. This rare find wonâ€™t last long!

Built in 1981

## Essential Information



MLS® #	A2217744
Price	\$99,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	770
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	106, 5418 52 Street
Subdivision	Sparling
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 4A6

### **Amenities**

Amenities	Coin Laundry
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Electric Stove, Range Hood, Refrigerator
Heating	Boiler, Natural Gas
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	None
Roof	Asphalt Shingle
Construction	Wood Frame

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	86
Zoning	R3

### **Listing Details**

Listing Office	RE/MAX Real Estate (Edmonton) Ltd.
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