

# \$249,000 - 4809 55 Avenue, Camrose

MLS® #A2219817

## \$249,000

2 Bedroom, 2.00 Bathroom, 1,424 sqft

Residential on 0.16 Acres

Sparling, Camrose, Alberta

This immaculate (!) home shows pride of ownership throughout. The over 1400 sqft home, with newer double car garage, located in a quiet neighborhood, sits on an oversized lot with beautifully landscaped & fully fenced backyard. Some of the many upgrades include shingles, new concrete parking pad and sidewalk, windows, HE furnace, interior paint, fence, some doors, flooring, garden shed and a gazebo. The home "began its journey" as a single wide mobile home, but with its large addition and all the upgrades really looks and "feels" just like a "regular" bungalow. Walking in the front door you'll find a spacious entrance room, leading to the huge open concept kitchen/dining/living area, from here you'll enter a very spacious office/rec-room area. Further down the hallway you will find a 5-pc bathroom and 2 (potentially 3) bedrooms which are sure to impress with their size - the primary bedroom also offers a massive closet and a 2-pc en-suite bathroom. The outside features a meticulously cared for yard, with new fencing, a beautiful newer gazebo, high gardens, fire pit, green house and 2 garden sheds. The newer double car garage and the extra-large concrete parking pad offer plenty of parking space.

Built in 1976

## Essential Information

MLS® #

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Price	\$249,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,424
Acres	0.16
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

### Community Information

Address	4809 55 Avenue
Subdivision	Sparling
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 4J6

### Amenities

Parking Spaces	5
Parking	Additional Parking, Double Garage Detached
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

### Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Lane, Private, See Remarks

Roof	Asphalt Shingle
Construction	See Remarks, Wood Frame
Foundation	Piling(s)

### **Additional Information**

Date Listed	May 10th, 2025
Days on Market	3
Zoning	MH

### **Listing Details**

Listing Office	Central Agencies Realty Inc.
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