# \$79,000 - 402, 5418 52 Street, Camrose

MLS® #A2217099

### \$79,000

1 Bedroom, 1.00 Bathroom, 556 sqft Residential on 0.00 Acres

Sparling, Camrose, Alberta

Welcome to your cozy, top-floor retreat in Camroseâ€"a perfect space for first-time buyers or parents seeking a safe, affordable home for their university student! This bright, 1-bedroom, 1-bath condo offers a budget-friendly lifestyle in a peaceful neighborhood, close to everything students or young professionals could need.

Enjoy the convenience of being minutes from downtown Camrose, where you'll find the charming Fika Coffeehouseâ€"a great spot to grab a coffee and study. When you need a break, take a scenic walk around Mirror Lake, a beautiful escape right nearby to unwind and de-stress. Golf lovers will appreciate the proximity to the Camrose Golf Course, with plenty of storage space in-unit for clubs and equipment.

This condo is bathed in natural light, thanks to updated vinyl windows that not only brighten the space but also add insulation, keeping you warm and cozy even during Alberta's cold winters. The living area opens to a private balcony with serene views of mature trees and green space, perfect for a morning coffee or an evening retreat.

With baseboard heating, coin laundry in the building, and an assigned parking stall, this unit is ready for a new owner to move in and enjoy stress-free, independent living. A safe, smart investment, this condo offers security







and peace of mindâ€"ideal for parents looking to invest in their child's future or for anyone looking to own in the growing city of Camrose without breaking the bank.

Don't miss your chance to secure this comfortable, convenient home!

Built in 1981

#### **Essential Information**

MLS® # A2217099

Price \$79,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 556

Acres 0.00

Year Built 1981

Type Residential

Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 402, 5418 52 Street

Subdivision Sparling
City Camrose
County Camrose
Province Alberta

Postal Code T4V 2J2

#### **Amenities**

Amenities Coin Laundry, Parking

Parking Spaces 1

Parking Off Street, Stall

Interior

Interior Features Vinyl Windows

Appliances Electric Stove, Microwave, Range Hood, Refrigerator

Heating Baseboard

Cooling None

# of Stories 4

#### **Exterior**

Exterior Features Balcony

Construction Vinyl Siding

# **Additional Information**

Date Listed May 2nd, 2025

Days on Market 176 Zoning R3

# **Listing Details**

Listing Office Coldwell Banker Ontrack Realty

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