

# \$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 Camrose—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 Coffeehouse—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.

Donâ€™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	121
Zoning	R3

## Listing Details

Listing Office	Coldwell Banker Ontrack Realty
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.