

# \$87,000 - 205, 5418 52 Street, Camrose

MLS® #A2188272

**\$87,000**

2 Bedroom, 1.00 Bathroom, 738 sqft

Residential on 0.00 Acres

Sparling, Camrose, Alberta

This is a fantastic opportunity to acquire either an investment property or a cozy home of your own. Located just minutes from downtown Camrose, Alberta, this property is ideally situated near shopping, the University of Alberta, scenic walking trails, and the Camrose Golf Course. The building itself is secure and has recently undergone exterior updates, with all decks being refinished. This 2-bedroom condo offers a spacious, north-facing living room with a private deck and a galley kitchen. It also features a four-piece bathroom, a convenient storage room, and ample closet space. The surrounding grounds provide a tranquil, park-like atmosphere with mature trees. The property is being sold as part of a court-ordered sale in "as-is, where-is" condition with no warranties or representations. All offers must include Purchase Contract & Schedule A in supplements and are subject to Court approval.

Built in 1981

## Essential Information

MLS® #	A2188272
Price	\$87,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	738



Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### Community Information

Address	205, 5418 52 Street
Subdivision	Sparling
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 4A6

### Amenities

Amenities	Coin Laundry
Parking Spaces	1
Parking	Parkade

### Interior

Interior Features	Vinyl Windows
Appliances	None
Heating	Baseboard, Boiler
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Vinyl Siding

### Additional Information

Date Listed	January 22nd, 2025
Days on Market	88
Zoning	R4

### Listing Details

Listing Office	eXp Realty
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