

\$199,999 - 46, 4702 53 Avenue, Camrose

MLS® #A2203453

\$199,999

3 Bedroom, 2.00 Bathroom, 602 sqft
Residential on 0.00 Acres

Sparling, Camrose, Alberta

Discover this fantastic 3-bedroom condominium in the desirable Ridgepoint community, ideally located near schools, playgrounds, and downtown shopping. This 2007-built home offers a beautifully bright and open layout, with large windows allowing for plenty of natural light.

The main floor boasts an impressive open-concept kitchen, complete with an island, ample cabinetry, and a spacious pantry—perfect for cooking and entertaining. The vaulted ceilings in the large living room create an airy and inviting atmosphere, while the main-floor laundry and 2-piece bathroom add convenience. Head downstairs to find three well-appointed bedrooms, including a generous master suite. The 9-ft ceilings enhance the sense of space, and a 4-piece bathroom and plenty of storage complete the lower level. Enjoy year-round comfort with central air conditioning, and take advantage of recent upgrades, including a newly improved balcony with a natural gas hookup—ideal for summer BBQs. Plus, the building is set to receive new shingles this year as part of ongoing community improvements. If you're looking for a modern, well-maintained, and move-in-ready home, this Ridgepoint condo is a must-see.

Built in 2007

Essential Information



MLS® #	A2203453
Price	\$199,999
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	602
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

Community Information

Address	46, 4702 53 Avenue
Subdivision	Sparling
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 0Y2

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Master Downstairs
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
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Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2025
Days on Market	14
Zoning	R3

Listing Details

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

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