

# \$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

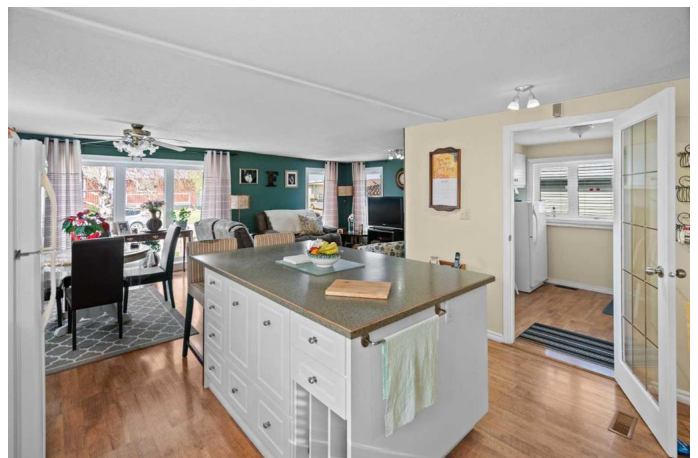
This immaculate (!) home shows pride of ownership throughout. The over 1400 sqft home, with newer double car garage, located in a quiet neighborhood, sits on an oversized lot with beautifully landscaped & fully fenced backyard. Some of the many upgrades include shingles, new concrete parking pad and 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® #

A2219817



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	Wood Frame, See Remarks
Foundation	Piling(s)

### **Additional Information**

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

### **Listing Details**

Listing Office	Central Agencies Realty Inc.
----------------	------------------------------

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.