

# \$275,000 - 5603 47a Avenue, Camrose

MLS® #A2231180

## \$275,000

5 Bedroom, 2.00 Bathroom, 1,040 sqft

Residential on 0.14 Acres

Mount Pleasant, Camrose, Alberta

What are you looking for? A new home? An investment property? This could be the ONE! Located in a central area, this 1040 sq ft home is solid and offers 5 bedrooms and 2 washrooms! First off, you'll see the parking spot at the front of the home, just steps from the front door. The home itself has some openness between the living room and kitchen area, and then 3 bedrooms and one 4 pc. washroom complete this level. The basement has a generous family room, 2 more bedrooms, 2 storage rooms and a 3 pc. washroom. Take note that the fridge was new in 2025, dishwasher was new in 2024 and stove in 2021. The shingles were done in 2015, new furnace in 2017 and there are vinyl windows....just come put your touches on this home and make it your own. This home is across the hwy from miles of trails around Mirror Lake, and not far from Augustana University and the recreational area (tennis, hockey, pool).

Built in 1972

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2231180  |
| Price          | \$275,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,040     |



|            |             |
|------------|-------------|
| Acres      | 0.14        |
| Year Built | 1972        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 5603 47a Avenue |
| Subdivision | Mount Pleasant  |
| City        | Camrose         |
| County      | Camrose         |
| Province    | Alberta         |
| Postal Code | T4V 2P4         |

### **Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 1           |
| Parking        | Parking Pad |

### **Interior**

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | See Remarks             |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Has Basement      | Yes                     |
| Basement          | Finished, Full          |

### **Exterior**

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Private Yard                                 |
| Lot Description   | Back Lane, Back Yard, Reverse Pie Shaped Lot |
| Roof              | Asphalt Shingle                              |
| Construction      | Stucco                                       |
| Foundation        | Poured Concrete                              |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 1               |
| Zoning         | R2              |

### **Listing Details**

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

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