

# \$329,900 - 5402 47 Avenue, Camrose

MLS® #A2215344

**\$329,900**

0 Bedroom, 0.00 Bathroom, 1,000 sqft

Multi-Family on 0.16 Acres

Mount Pleasant, Camrose, Alberta

Wonderful Investment - Up/Down Duplex - Centrally located and close to the Hospital and University of Alberta Augustana Campus. Long term owner with Pride of Ownership - updated 100amp panels, vinyl windows, 2 updated furnaces ('14), updated shingles/vinyl siding. Each unit has their own Laundry and sees 2 bedrooms, 4pc bathroom, large living/dining areas and good workable kitchens. Separate Power, shared water/gas.

Built in 1952

## Essential Information

MLS® #	A2215344
Price	\$329,900
Bathrooms	0.00
Square Footage	1,000
Acres	0.16
Year Built	1952
Type	Multi-Family
Sub-Type	Duplex
Style	Up/Down
Status	Active

## Community Information

Address	5402 47 Avenue
Subdivision	Mount Pleasant
City	Camrose
County	Camrose



Province	Alberta
Postal Code	T4V 0G4

### Amenities

Parking Spaces	4
Parking	Alley Access, Unpaved

### Interior

Interior Features	Vinyl Windows
Heating	Forced Air
Has Basement	Yes
Basement	Full, Finished

### Exterior

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 27th, 2025
Days on Market	102
Zoning	R3

### Listing Details

Listing Office	Central Agencies Realty Inc.
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