

# \$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	3
Zoning	R2

### **Listing Details**

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

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