

# \$297,000 - 2, 4710 53 Street, Camrose

MLS® #A2203367

**\$297,000**

2 Bedroom, 2.00 Bathroom, 1,372 sqft

Residential on 0.00 Acres

Augustana, Camrose, Alberta

Welcome to Condo Living at it's BEST! This property is so unique because it offers a "house-like" feel with light pouring in all 4 directions (that's right - east, west, north ... and south when you're on the patio/deck) AND that it's all "main level". This lovely 2 bedroom, 2 bath home is perfect for the person looking to relax, enjoy the view of the water (and fountain in the summer months), and yet be close to the Hospital, downtown shopping, and all the walking/biking paths. So many things to love about this home: spacious entry, open living area, cozy gas fireplace, handy kitchen island, ample kitchen cabinetry, in-suite laundry, and then 2 good-sized bedrooms. The primary suite offers not one, BUT TWO walk-in-closets plus a 4 pc. washroom. The 2nd bedroom has a closet and then access to the utility room. Some hall closets and the 4 pc. main washroom complete this suite. You'll be pleased to know the hot water tank was replaced in 2024 and there was fresh paint and new carpet in 2025. In the hallway of the building, just outside the door to your condo, you'll find your patio/deck (with east & south exposure) as well as a storage unit. A few steps out the back of the building is your single insulated garage (22'x11'). This 6-suite is centrally-located, is self-managed and well cared for.

Built in 1994

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2203367          |
| Price          | \$297,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,372             |
| Acres          | 0.00              |
| Year Built     | 1994              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2, 4710 53 Street |
| Subdivision | Augustana         |
| City        | Camrose           |
| County      | Camrose           |
| Province    | Alberta           |
| Postal Code | T4V 1Y7           |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Elevator(s)                               |
| Parking Spaces | 1                                         |
| Parking        | Single Garage Detached, Concrete Driveway |
| # of Garages   | 1                                         |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s) |
| Appliances        | See Remarks                                                 |
| Heating           | Fireplace(s), Forced Air, Natural Gas                       |
| Cooling           | None                                                        |
| Fireplace         | Yes                                                         |
| # of Fireplaces   | 1                                                           |
| Fireplaces        | Gas                                                         |
| # of Stories      | 3                                                           |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Stucco          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 33               |
| Zoning         | R3               |

### **Listing Details**

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

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