

# \$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
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Roof	Asphalt Shingle
Construction	Stucco

### **Additional Information**

Date Listed	March 19th, 2025
Days on Market	34
Zoning	R3

### **Listing Details**

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