

# \$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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