

# \$254,900 - #103, 5419 49 Avenue, Camrose

MLS® #A2237881

**\$254,900**

1 Bedroom, 1.00 Bathroom, 940 sqft

Residential on 0.00 Acres

Downtown Camrose, Camrose, Alberta

Welcome to Grand Trunk Landing, one of Camrose's most sought after adult living communities. This well-maintained, ground floor unit is steps away from Mirror Lake Center, downtown, shopping, and walking trails. It offers exceptional convenience with all the amenities you need just minutes away. Upon entry you'll find hardwood floors throughout, a feature exclusive to main floor units. The open-concept living space is bright and inviting, with a cozy gas fireplace and beautiful oak kitchen cabinets. The spacious bedroom includes a large walk-in closet and a large 3-piece ensuite. There is also a convenient half-bath for guests. Off the living room, enjoy relaxing or barbecuing on the west-facing deck. Your powered, outdoor parking stall is just steps from the door. An underground storage locker is also included for your extra belongings. This desirable downtown condo is sure to impress.

Built in 2003

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2237881  |
| Price          | \$254,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 940       |
| Acres          | 0.00      |



|            |                  |
|------------|------------------|
| Year Built | 2003             |
| Type       | Residential      |
| Sub-Type   | Apartment        |
| Style      | Multi Level Unit |
| Status     | Active           |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | #103, 5419 49 Avenue |
| Subdivision | Downtown Camrose     |
| City        | Camrose              |
| County      | Camrose              |
| Province    | Alberta              |
| Postal Code | T4V 0N6              |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | Elevator(s) |
| Parking Spaces | 1           |
| Parking        | Stall       |

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)   |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked |
| Heating           | Baseboard                                                                    |
| Cooling           | None                                                                         |
| Fireplace         | Yes                                                                          |
| # of Fireplaces   | 1                                                                            |
| Fireplaces        | Gas                                                                          |
| # of Stories      | 4                                                                            |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Vinyl Siding          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 12th, 2025 |
| Days on Market | 23              |
| Zoning         | R4              |

HOA Fees                    473  
HOA Fees Freq.        MON

**Listing Details**

Listing Office            Central Agencies Realty Inc.

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