

\$99,900 - 106, 5418 52 Street, Camrose

MLS® #A2217744

\$99,900

2 Bedroom, 1.00 Bathroom, 770 sqft

Residential on 0.00 Acres

Sparling, Camrose, Alberta

Step into a spacious and bright 2-bedroom, 1-bathroom condo in the heart of CityGate â€” an updated and secure building offering both value and convenience. Recently undergoing extensive exterior renovations, CityGate combines the charm of a well-maintained property with modern upgrades.

This main-floor, end-unit condo stands out as one of the largest 2-bedroom units in the building. Thanks to extra windows, it boasts an abundance of natural light, creating a welcoming and airy atmosphere throughout. The galley kitchen provides ample space for cooking and storage, while the generous-sized living and dining areas offer flexibility for a variety of layouts.

Perfect for a range of lifestyles, this condo is ideal for senior living, university students, or as a revenue property. The coin-operated laundry is conveniently located just down the hall, and with the buildingâ€™s secure entrance and affordable maintenance fees, youâ€™ll enjoy peace of mind and ease of living.

Donâ€™t miss the chance to experience all that CityGate has to offer. This rare find wonâ€™t last long!

Built in 1981

Essential Information



| | |
|----------------|-------------------|
| MLS® # | A2217744 |
| Price | \$99,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 770 |
| Acres | 0.00 |
| Year Built | 1981 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 106, 5418 52 Street |
| Subdivision | Sparling |
| City | Camrose |
| County | Camrose |
| Province | Alberta |
| Postal Code | T4V 4A6 |

Amenities

| | |
|----------------|--------------|
| Amenities | Coin Laundry |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home |
| Appliances | Electric Stove, Range Hood, Refrigerator |
| Heating | Boiler, Natural Gas |
| Cooling | None |
| # of Stories | 4 |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | None |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 8th, 2025 |
| Days on Market | 65 |
| Zoning | R3 |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.