

## \$90,000 - 67 4802 54 Avenue, Camrose

MLS® #E4456405

**\$90,000**

3 Bedroom, 1.00 Bathroom, 958 sqft  
Land Lease Community on 0.00 Acres

Sparling, Camrose, AB

Welcome to 67-4802 54 Ave, North Mobile Park in Camrose. It's a charming mobile home that combines comfort, affordability, and a great location. Perfect for first-time buyers or downsizers, this property offers a low-maintenance lifestyle in a welcoming community. Inside, you'll find a bright and functional layout with an open-concept living and dining area, ideal for relaxing evenings or entertaining friends. The kitchen features plenty of cabinet storage and workspace. The primary bedroom is generously sized with ample closet space, the second bedrooms offer versatility for guests, an office, or hobbies. The addition to the home is well sized, can be used as a den, office or simply a bonus room. Step outside to enjoy a private yard space, perfect for gardening and a large deck great for barbecues, or simply soaking up the sun. (33268036)

Built in 1973

### Essential Information

|                |          |
|----------------|----------|
| MLS® #         | E4456405 |
| Price          | \$90,000 |
| Bedrooms       | 3        |
| Bathrooms      | 1.00     |
| Full Baths     | 1        |
| Square Footage | 958      |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1973                   |
| Type       | Land Lease Community   |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 67 4802 54 Avenue |
| Area        | Camrose           |
| Subdivision | Sparling          |
| City        | Camrose           |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T4V 3A5           |

### Amenities

|         |                    |
|---------|--------------------|
| Parking | Front Drive Access |
|---------|--------------------|

### Interior

|            |                                                                            |
|------------|----------------------------------------------------------------------------|
| Appliances | Dishwasher-Portable, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating    | Forced Air-1, Natural Gas                                                  |

### Exterior

|            |        |
|------------|--------|
| Foundation | Piling |
|------------|--------|

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 36                  |
| Zoning         | Zone 80             |

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Listing information last updated on October 9th, 2025 at 11:02pm MDT