

# \$279,000 - 31, 6802 50 Avenue, Camrose

MLS® #A2187541

## \$279,000

3 Bedroom, 3.00 Bathroom, 1,326 sqft

Residential on 0.11 Acres

Cascades, Camrose, Alberta

Located within the Villas at the Cascades, this two-storey half duplex boasts an expansive lot that offers both space and privacy. With three bedrooms and two and a half bathrooms, the home features an inviting open floor plan that connects the living, dining, and kitchen areas, perfect for entertaining or relaxing with family. The kitchen comes equipped with a walk-in pantry, ideal for all your culinary needs. Attached is a double car garage. Enjoy the convenience of nearby West End shopping, walking paths, and proximity to the lake and a golf course, ensuring you have everything you need just moments from your front door. This property represents a blend of functionality and modern living, making it a perfect choice for families or anyone seeking a vibrant lifestyle. Condo fees are \$122/month. More pictures to come.

Built in 2011

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2187541  |
| Price          | \$279,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,326     |
| Acres          | 0.11      |



|            |                        |
|------------|------------------------|
| Year Built | 2011                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 31, 6802 50 Avenue |
| Subdivision | Cascades           |
| City        | Camrose            |
| County      | Camrose            |
| Province    | Alberta            |
| Postal Code | T4V 5C7            |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Refrigerator, Stove(s)  |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit   |
| Lot Description   | Back Yard, Front Yard, Irregular Lot, Landscaped |
| Roof              | Asphalt Shingle                                  |
| Construction      | Vinyl Siding, Wood Frame                         |
| Foundation        | Poured Concrete                                  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 15th, 2025 |
| Days on Market | 221                |
| Zoning         | R3                 |

## Listing Details

Listing Office

CIR Realty



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