# \$269,000 - 31, 6802 50 Avenue, Camrose

MLS® #A2187541

### \$269,000

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.



#### **Essential Information**

MLS® # A2187541 Price \$269,000

Bedrooms 3

Bathrooms 3.00

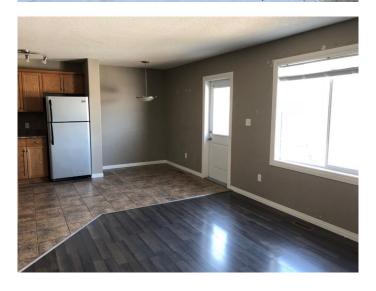
Full Baths 2

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 95
Zoning R3

## **Listing Details**

Listing Office CIR Realty

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