

# \$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.

Built in 2011

## 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

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.