

**10, 6802 50 Avenue
Camrose, Alberta**

MLS # A2218002



\$265,000

Division:	Cascades		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,303 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 139
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Kitchen Island, Laminate Counters, Pantry		

Inclusions: None

!! Welcome to this beautiful Home!! Ready for immediate possession. 3 Beds & 3 baths with a separate Nook, spacious living room, dining & deck. New Paint Throughout. New water Heater, Samsung Washer & Dryer, slightly used stove recently replaced. New Tap in the kitchen. All Carpet shampooed & steam Cleaned. Smells New. Near to everything like Grocery, School, Golf, Dog Off leash area, Pond or a Park. You name it & you will find it near the vicinity of this home. Living or investment its a great opportunity to buy this home at a great location. Priced to sell. As you walk towards the entrance of this home you are greeted with a covered front entrance, The main floor has a tiled & hard wood flooring with open concept. The mud closet has an all glass door which creates an illusion of openness, The Living room has a Fireplace with wooden floor create the write mix of aesthetics. The Kitchen has Maple cabinets with walk in pantry. The upper level offers 3 nice sized bedrooms. The primary bedroom has a four piece en-suite with his & her closet. The 24' x 22' basement is open for future development implement your ideas to reality. !!!! Very Well Kept Unit!!!! Keyless entry to garage.