

**31, 6802 50 Avenue
Camrose, Alberta**

MLS # A2271266



\$284,000

Division:	Cascades	
Type:	Residential/Duplex	
Style:	2 Storey, Attached-Side by Side	
Size:	1,326 sq.ft.	Age: 2011 (15 yrs old)
Beds:	3	Baths: 2 full / 1 half
Garage:	Double Garage Attached	
Lot Size:	0.11 Acre	
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Landscaped	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 122
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

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.