

32, 6802 50 Avenue
Camrose, Alberta

MLS # A2187545



\$259,000

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|-----------|--|--------|-------------------|
| Division: | Cascades | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,326 sq.ft. | Age: | 2011 (14 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Irregular Lot, Landscaped | | |

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|-------------|---|------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 122 |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R3 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | 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.