

# \$269,000 - 32, 6802 50 Avenue, Camrose

MLS® #A2187545

## \$269,000

3 Bedroom, 3.00 Bathroom, 1,326 sqft

Residential on 0.08 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® #	A2187545
Price	\$269,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,326
Acres	0.08



Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	32, 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	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### 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	223
Zoning	R3

**Listing Details**

Listing Office                      CIR Realty

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