



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6336 26 Avenue
Camrose, Alberta

MLS # A2303083



\$390,162

Division:	Valleyview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,600 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, None		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	ICF Block	Utilities:	-
Features:	High Ceilings, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions:	NA
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Brand New 2 Storey Half Duplex from Battle River Homes. Quality Built with a Thoughtful and Modern Design with Luxury Finishes. Excellent Presentation starting with the Front Covered Veranda complete with Trex Decking. Stepping in you'll immediately fall in love with the 9ft ceilings, gorgeous plank flooring and open concept living that gives so much room to grow. From the spacious front living room with large window to the designated dining area - there is plenty of room for family and entertainment. Your dream kitchen sees perimeter white maple cabinetry to the ceiling with a sleek, slate-coloured centre island with eating bar, quartz countertops and a huge walk-in pantry. There's also a handy 2pc bath and a good sized mudroom at the back that leads out to the yard. Upstairs sees 3 bedrooms with the Primary boasting a large walk-in closet and private 3pc ensuite with full tiled shower. An additional 4pc bath serves the upper level along with a dedicated Laundry Room! Great yard space and room for a future garage. ICF Foundation, Quartz Counters throughout, Triple Pane Windows - Wow! Welcome Home!