



GRASSROOTS
REALTY GROUP

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7002 50 Avenue
Camrose, Alberta

MLS # A2308280



\$349,900

Division:	Southwest Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,088 sq.ft.	Age:	2020 (6 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Nested in a quiet and family friendly community in Camrose is this beautiful 5 bedroom bi-level home. This is an income cash flowing property for investors and a perfect pick for first time home buyers with mortgage support basement. Step into the living area with a bright open floor plan, including a spacious living, dining area and kitchen. Walk through the hall way into your massive primary bedroom that comes with a walk in closet and an ensuite bathroom. You will also find two other good size bedrooms, a second bathroom on the on the second floor. The basement comes with a 2 bedroom and its own kitchen. Step outside to a sunny backyard, with a deck, perfect for relaxing, and entertaining. Situated close to shopping, schools and park. This home offers perfect blend of investment, comfort, convenience and location.