



6812 50 Avenue  
Camrose, Alberta

MLS # A2310750



**\$614,000**

<b>Division:</b>	Cascades		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,980 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub		

**Inclusions:** blinds, 2 large planters out front

Welcome to this better-than-new home in the highly sought-after Cascades neighbourhood of Camrose. Perfectly positioned with peaceful water views, this extensively upgraded 2020-built home offers exceptional quality, thoughtful improvements, and a lifestyle that is hard to match. The current owner spared no expense enhancing this home with premium upgrades designed for comfort, durability, energy efficiency, and long-term peace of mind. In 2024, the exterior was upgraded with top-of-the-line vinyl siding, while both attics received upgraded R70 insulation for outstanding energy efficiency. In 2025, all windows and doors were replaced with premium Low-E Argon gas models to improve thermal performance, helping keep the home warmer in winter and cooler in summer while reducing utility costs. The roof was completely upgraded in 2025 with 35-year Armoured-Tech shingles, representing over \$20,000 in investment. Additional exterior improvements include reinforced front steps with secure railings, new parging, new eavestroughs and downspouts engineered to properly direct heavy rainfall away from the home and protect the roof for years to come, plus a new sump pump installed in 2025. The owner notes there have never been any water concerns. A small private dock allows easy access for launching kayaks or canoes, while the stocked pond offers convenient fishing just steps from your backyard. The landscaping was professionally completed in 2025 using crush blue limestone, trees, shrubs, premium 5.2 oz landscaping fabric, and a high-end Fortress 2 fence system with sealed bottom edging, weed-resistant outdoor living. The garage and driveway have also been significantly upgraded for long-term structural integrity. The garage floor was reinforced in 2024 with nine 12-inch piles extending deep into the ground, creating exceptional stability. The driveway

features a no-drop apron system with reinforced arms drilled into the foundation to prevent settling over time. Inside, this immaculate 4-bedroom, 3 full bathroom home showcases quality upgrades throughout, including soft-close cabinetry and drawers, an air exchanger system, and an oversized hot water tank capable of filling the luxurious oversized jetted soaker tub in the primary ensuite. This home has been meticulously maintained to an extraordinary standard. In fact, there is not a single nail hole in the walls, giving the new owner a truly fresh canvas to personalize and make their own. The location is equally impressive. Step outside to enjoy paved walking trails, parks, playgrounds, and the nearby golf course complete with clubhouse and restaurant &mdash; close enough to walk home after a relaxing round with friends. Within just a 4-minute walk, you'll find incredible convenience with Safeway, shopping, salons, and a beautiful dog park all nearby. This is more than a home - it's a move-in ready lifestyle property offering comfort, quality, recreation, and a relaxation in one of Camrose's most desirable neighbourhoods.