



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3413 50A
Camrose, Alberta

MLS # A2317025



\$345,000

Division:	Creekview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,137 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Concrete Driveway, Insulated, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Standard Shaped Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	25
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions:	None
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Welcome to 3413 50A Street Close, a beautifully maintained half duplex nestled in a sought-after Camrose neighborhood. This inviting 3-bedroom, 3-bathroom home offers the perfect blend of comfort, functionality, and low-maintenance living. Step inside to discover a bright and welcoming main floor featuring an open-concept layout, warm hardwood flooring, and a spacious kitchen complete with abundant cabinetry, a central island, and plenty of workspace for everyday living and entertaining. The adjoining dining and living areas provide a seamless flow, creating a comfortable space to gather with family and friends. Upstairs, you'll find generously sized bedrooms, including a spacious primary retreat, while the fully finished basement offers additional living space ideal for a family room, recreation area, home office, or guest accommodations. Outside, enjoy your private fenced backyard complete with a large deck, garden shed, and impressive raised garden beds—perfect for those with a green thumb. The beautifully landscaped front and rear yards add exceptional curb appeal and create welcoming outdoor spaces to relax and enjoy. The attached double garage provides secure parking and additional storage, while the convenient location offers easy access to schools, parks, walking trails, shopping, and all the amenities Camrose has to offer. This move-in ready home combines thoughtful design, attractive outdoor spaces, and a fantastic location—making it an excellent opportunity for first-time buyers, families, professionals, or those looking to downsize without compromise. Don't miss your chance to make this wonderful property your next home!