



GRASSROOTS
REALTY GROUP

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3, 6802 50 Avenue
Camrose, Alberta

MLS # A2318101



\$265,000

Division:	Cascades		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,250 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.06 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 139
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Laminate Counters, Sump Pump(s), Walk-In Closet(s)		

Inclusions: None

Exceptional value meets an unbeatable location! This 2011 half-duplex in The Cascades is freshly painted, move-in ready, and offers immediate possession. Ideal for first-time buyers or investors, the main floor features a spacious open-concept design with a bright living room and a handy main-floor powder room. The well-appointed kitchen includes a pantry and a dinette with easy access to the deck and fenced backyard—ideal for relaxing or entertaining. Upstairs, discover 3 bedrooms and 2, 4-piece bathrooms, including a primary retreat complete with a walk-in closet and a private 4-piece ensuite. Enjoy the convenience of an attached double garage and a concrete driveway. The basement is a blank canvas ready for your future development plans. All of this is situated just steps from premier west end shopping, dining, golf, parks, and the local man-made lake. Don't miss out on this affordable, low-maintenance gem!