



**6407 50 Avenue
Camrose, Alberta**

MLS # A2324195



\$442,900

Division:	Grandview		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,170 sq.ft.	Age:	1989 (37 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking, Workshop in Garage		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: fridge, freezer, hood fan, dart board, blinds, A/C, microwave, central vac & attachments, video doorbell, central vac in garage, 50 gallon water tank, pump & hose, garage cabinets & counter, treadmill, shed

Welcome home to this beautifully maintained 1,170 sq. ft. bi-level tucked away in one of Camrose's most desirable cul-de-sacs, just steps from parks and a short walk to the golf course. This home has been lovingly cared for and thoughtfully updated over the years, offering the rare combination of established neighborhood charm and move-in-ready condition. Set on an impressive 57' x 140' lot, you'll appreciate the mature tree-lined streets, fenced yard, RV parking, and an exceptional 24' x 28' garage complete with a 7' x 23' heated workshop with venting, a feature that's nearly impossible to find in town. Inside, natural light pours through oversized windows from front to back, creating bright and inviting living spaces. The spacious eat-in kitchen offers abundant cabinetry and overlooks the covered deck and beautifully landscaped backyard. The living room is the perfect gathering place, filled with sunshine and warmth year-round. The main floor features 3 bedrooms, including a primary suite with 2-piece ensuite, plus a 4-piece family bathroom. Downstairs, the fully developed basement offers a massive recreation room with a cozy gas fireplace, 2 additional bedrooms, a 3-piece bathroom, laundry area, and plenty of storage tucked into every available nook. Stay comfortable through every season with central air conditioning. Major updates include house shingles (2012), garage shingles (2008), furnace (2012), hot water tank (2021), and A/C (2017). A rare opportunity to own a meticulously cared-for home in an outstanding location.