



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

35, 6802 50 Avenue
Camrose, Alberta

MLS # A2328551



\$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:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Interior Lot, Irregular Lot, Landscaped, No Back Lane		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 139
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	35
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions:	None
--------------------	------

A perfect starter home or investment opportunity in the heart of the west end! Built in 2011, this inviting duplex is steps from vibrant shopping, services, golf, a playground, and a scenic man-made lake with walking trails. This move-in-ready home has been beautifully refreshed with fresh paint, brand-new carpets, and modern interior doors. The main level features a bright, open-concept layout with a cozy living room, a modern kitchen boasting ample cabinetry, a pantry, and a dinette with direct access to the deck and fenced backyard. Adding to the main-floor functionality is a guest powder room that thoughtfully includes main-floor laundry, keeping chores simple and guests comfortable. Upstairs, the spacious primary bedroom includes a 4-piece ensuite and a walk-in closet with built-ins, plus two additional bedrooms and a full bathroom. The undeveloped basement offers endless potential for customization. Amenities include an attached double-car garage and a concrete driveway for extra parking. Don't miss this affordable, updated duplex in a prime location—ideal for first-time buyers or investors!