



GRASSROOTS
REALTY GROUP

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4, 6802 50 Avenue
Camrose, Alberta

MLS # A2333252



\$260,000

Division:	Cascades		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,254 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 139
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Sump Pump(s)		

Inclusions: Fridge, Stove, Washer, Dryer

This charming duplex condo, built in 2011, is perfectly located just steps away from shopping, golf, a playground, a dog park, and a picturesque man-made lake with scenic walking trails. Inside, the main level features fresh paint and some newer flooring, enhancing the bright, open-concept layout. The space includes a cozy living room, a modern kitchen with ample cabinetry, a convenient pantry, and a dinette with direct access to the deck and backyard. Upstairs, the spacious primary bedroom offers a 4-piece ensuite, complemented by two additional bedrooms and a full bathroom. The undeveloped basement provides excellent potential for future customization. Outside, enjoy the backyard and an attached double garage with a concrete driveway offering extra parking. This affordable, modern duplex delivers exceptional value in a prime location—ideal for first-time buyers or investors.