

# \$269,900 - 33, 6802 50 Avenue, Camrose

MLS® #A2195149

**\$269,900**

2 Bedroom, 3.00 Bathroom, 1,383 sqft  
Residential on 0.08 Acres

Cascades, Camrose, Alberta

A wonderful starter home or investment property providing highly sought-after newer and yet affordable living. Located within walking distance to the great west end shopping, services, golfing, playground as well as a man-made lake with walking trails. This 2 bed/3 bath home consisting of 1383 square feet has just been renovated with brand new carpeting. The bright open-floor main level provides a charming living room with a cozy gas fireplace, lovely kitchen with ample cabinets, pantry and dinette with handy access to the deck. Retire to the splendid upper level where you are sure to treasure 2 equally attractive bedrooms. The spacious primary bedroom welcomes with a 4-pc ensuite and a generous walk-in closet with built-ins. The additional sizeable bedroom entices with an ensuite as well and great closet space. Additionally, a bonus room provides more options for use. The backyard is fenced, and the attached garage has a concrete driveway for additional parking. Furthermore, more living space is available in the basement awaiting your creativity and development. An opportunity offering much value and not to be missed!

Built in 2008

## Essential Information

MLS® #	A2195149
Price	\$269,900



Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,383
Acres	0.08
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	33, 6802 50 Avenue
Subdivision	Cascades
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 5C7

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	3
Parking	Double Garage Attached, Concrete Driveway
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s), Ceiling Fan(s), Vinyl Windows, Sump Pump(s), Tankless Hot Water
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Fireplace(s), High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Landscaped, Lawn, Interior Lot, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 21st, 2025
Days on Market	61
Zoning	R3

### **Listing Details**

Listing Office	Central Agencies Realty Inc.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.