

# \$265,000 - 10, 6802 50 Avenue, Camrose

MLS® #A2218002

**\$265,000**

3 Bedroom, 3.00 Bathroom, 1,303 sqft

Residential on 0.06 Acres

Cascades, Camrose, Alberta

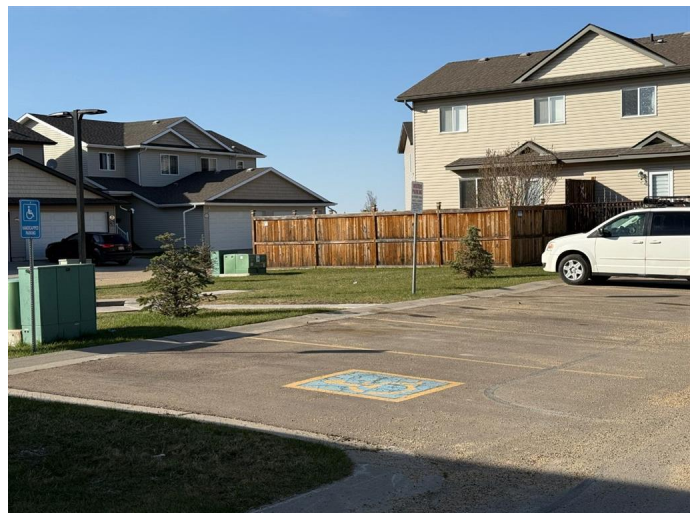
!! Welcome to this beautiful Home!! Ready for immediate possession. 3 Beds & 3 baths with a separate Nook, spacious living room, dining & deck. New Paint Throughout. New water Heater, Samsung Washer & Dryer, slightly used stove recently replaced. New Tap in the kitchen. All Carpet shampooed & steam Cleaned. Smells New. Near to everything like Grocery, School, Golf, Dog Off leash area, Pond or a Park. You name it & you will find it near the vicinity of this home. Living or investment its a great opportunity to buy this home at a great location. Priced to sell. As you walk towards the entrance of this home you are greeted with a covered front entrance, The main floor has a tiled & hard wood flooring with open concept. The mud closet has an all glass door which creates an illusion of openness, The Living room has a Fireplace with wooden floor create the write mix of aesthetics. The Kitchen has Maple cabinets with walk in pantry. The upper level offers 3 nice sized bedrooms. The primary bedroom has a four piece en-suite with his & her closet. The 24' x 22' basement is open for future development implement your ideas to reality. !!!! Very Well Kept Unit!!!! Keyless entry to garage.

Built in 2010

## Essential Information

MLS® #                      A2218002

Price                         \$265,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,303                  |
| Acres          | 0.06                   |
| Year Built     | 2010                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 10, 6802 50 Avenue |
| Subdivision | Cascades           |
| City        | Camrose            |
| County      | Camrose            |
| Province    | Alberta            |
| Postal Code | T4V 5C7            |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Park                                         |
| Utilities      | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 3                                            |
| Parking        | Double Garage Attached                       |
| # of Garages   | 2                                            |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, Pantry                               |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Range Hood, Washer/Dryer |
| Heating           | Forced Air                                                              |
| Cooling           | None                                                                    |
| Has Basement      | Yes                                                                     |
| Basement          | Full, Unfinished                                                        |

### Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | None  |
| Lot Description   | Other |

|              |                        |
|--------------|------------------------|
| Roof         | Asphalt Shingle        |
| Construction | Concrete, Vinyl Siding |
| Foundation   | Poured Concrete        |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 6             |
| Zoning         | R3            |
| HOA Fees       | 139           |
| HOA Fees Freq. | MON           |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | Century 21 Gillany Realty |
|----------------|---------------------------|

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