

\$358,900 - 20, 6802 50 Avenue, Camrose

MLS® #A2263233

\$358,900

4 Bedroom, 4.00 Bathroom, 1,320 sqft

Single Family on 0.16 Acres

Cascades, Camrose, Alberta

Located in the Villas at the Cascades community in Camrose! As good as new! This half duplex with double garage is sq ft with 4 bedrooms, 4 baths. The main floor offers a bright open concept living area The open staircase leads you to the 3 generous bedrooms and 2 full bathrooms on the second level. The primary bedroom boasts a full 4 piece ensuite as well as a large walk in closet. Both of the other 2 bedrooms offer oversized double closets and large windows to the west that provide a gorgeous view of the the pond and paved walking path directly behind the property, The full walkout basement is finished with a kitchenette, large bedroom, full bathroom and a generous living area with a picturesque view and access to the huge landscaped yard looking onto the community pond rich with local wildlife. offers a full kitchen large bedroom and full bathroom. You will likely be enjoying weekends as host to family and friends in your massive back yard! There is enough room for everyone to be invited to the family cook outs and campfires. It will bring friends together, sharing stories, roasting marshmallows and making memories.....and When all of the guests have gone. No doubt you will take the opportunity to sit and take in the stunning view of the sun setting on that beautifully constructed calm little lake that this community seems to be enjoying nearly exclusively. Perhaps it is still a secret from the rest of the city. If so, The local residents are happy to keep it that way! SHhhh .. When



you're all done relaxing there is a playground only a block away, shopping just a few steps away and a gorgeous 18 hole golf across the road! If you're a commuter it doesn't get any better than this location either. 1 left or 2 quick right turns and you're out of town and heading North to Edmonton or West to Wetaskiwin. !Insurance, Monthly fees of \$139.75 cover Professional Management, Reserve Fund Contributions, common area Snow Removal and garbage (id:6289)

Built in 2013

Essential Information

Listing #	A2263233
Price	\$358,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,320
Acres	0.16
Year Built	2013
Type	Single Family
Sub-Type	Bare Land Condo

Community Information

Address	20, 6802 50 Avenue
Subdivision	Cascades
City	Camrose
Province	Alberta
Postal Code	T4V5C7

Amenities

Amenities	Park, Shopping, Water Nearby
Features	Cul-de-sac, PVC window, No neighbours behind, Gazebo, Parking
Parking Spaces	2
Parking	Attached Garage, Concrete
# of Garages	2
View	View



Interior

Appliances	Refrigerator, Dishwasher, Wine Fridge, Stove, Microwave Range Hood Combo, Window Coverings, Garage door opener, Washer & Dryer
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Walk out, Suite

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Foundation	Poured Concrete, See Remarks

Listing Details

Listing Office	Royal LePage Rose Country Realty
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