

# \$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

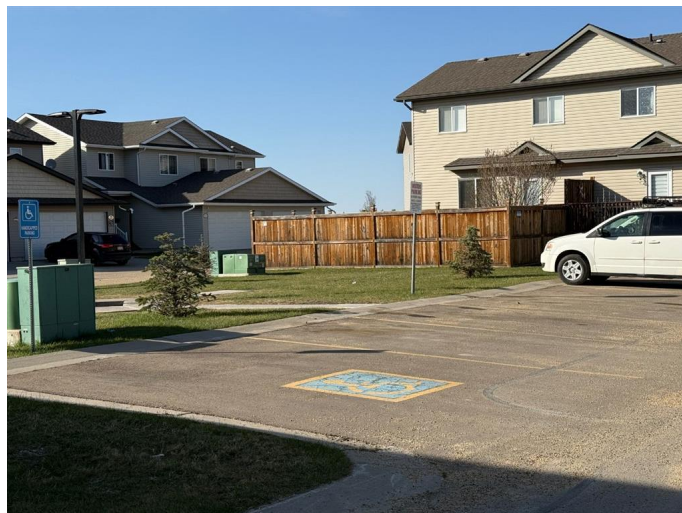
!! Welcome to this beautiful Home!! Ready for immediate possession. 3 Beds & 3 baths with a separate Nook, spacious living room, dining & deck. New Paint Throughout. New water Heater, Samsung Washer & Dryer, slightly used stove recently replaced. New Tap in the kitchen. All Carpet shampooed & steam Cleaned. 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 | 4             |
| Zoning         | R3            |
| HOA Fees       | 139           |
| HOA Fees Freq. | MON           |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.