

780-228-224 donna@donnawilson.ca

32, 6802 50 Avenue Camrose, Alberta

MLS # A2271269



\$274,000

Division:	Cascades					
Type:	Residential/Duplex					
Style:	2 Storey, Attached-Side by Side					
Size:	1,326 sq.ft.	Age:	2011 (14 yrs old)			
Beds:	3	Baths:	2 full / 1 half			
Garage:	Double Garage Attached					
Lot Size:	0.08 Acre					
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Landscaped					

Floors:Carpet, Laminate, TileSewer:-Roof:Asphalt ShingleCondo Fee:\$ 122Basement:FullLLD:-Exterior:Vinyl Siding, Wood FrameZoning:R3Foundation:Poured ConcreteUtilities:-	Heating:	Forced Air	Water:	-
Basement: Full LLD: - Exterior: Vinyl Siding, Wood Frame Zoning: R3	Floors:	Carpet, Laminate, Tile	Sewer:	-
Exterior: Vinyl Siding, Wood Frame Zoning: R3	Roof:	Asphalt Shingle	Condo Fee:	\$ 122
, cang, recar, and	Basement:	Full	LLD:	-
Foundation: Poured Concrete Utilities: -	Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
	Foundation:	Poured Concrete	Utilities:	-

Features: Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)

Inclusions: N/A

Located within the Villas at the Cascades, this two-storey half duplex boasts an expansive lot that offers both space and privacy. With three bedrooms and two and a half bathrooms, the home features an inviting open floor plan that connects the living, dining, and kitchen areas, perfect for entertaining or relaxing with family. The kitchen comes equipped with a walk-in pantry, ideal for all your culinary needs. Attached is a double car garage. Enjoy the convenience of nearby West End shopping, walking paths, and proximity to the lake and a golf course, ensuring you have everything you need just moments from your front door. This property represents a blend of functionality and modern living, making it a perfect choice for families or anyone seeking a vibrant lifestyle. Condo fees are \$122/month. More pictures to come.