



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**7017 50 Avenue
Camrose, Alberta**

MLS # A2231527



\$429,000

Division:	Cascades		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,822 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Op		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Open Floorplan, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: In basement (Refrigerator , Stove, Washer, Dryer)

Excellent 2-Storey in the Cascades subdivision. Perfectly located close to the west-end shopping, services, golf course, playground and parks including a dog run. With over 1800 sq. ft. 4 bedrooms, and 3.5 baths, there is plenty of living space for a growing family in this affordable newer home. Abundant natural light floods the open-concept floor plan which welcomes you with a spacious living room adjacent to the dining space and a lovely kitchen with granite counters, island and a handy pantry. The upper level houses a marvelous primary bedroom complete with a walk-in closet and an ensuite with a separate soaker and shower. 2 generous bedrooms, main bath, a sure-to-please bonus room and laundry facilities enhance this family living space. The basement with a side entrance as well, presents additional space providing a bedroom, 3-piece bath, a kitchen, storage and laundry facilities. A paved back lane gives access to the driveway and the attached garage to provide ample parking. Immediate possession is available for this appealing and affordable home.