



GRASSROOTS
REALTY GROUP

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**3303 50A StreetClose
Camrose, Alberta**

MLS # A2238765



\$419,910

| | | | |
|------------------|-----------------------------------|---------------|------------------|
| Division: | Creekview | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bungalow | | |
| Size: | 1,048 sq.ft. | Age: | 2024 (1 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Front Yard | | |

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|--------------------|--|-------------------|----|
| Heating: | High Efficiency, In Floor, Forced Air | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | 29 |
| Foundation: | Poured Concrete, Slab | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Tankless Hot Water | | |

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|--------------------|-----|
| Inclusions: | N/A |
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BRAND NEW ZERO STEP TOWNHOUSE! WELCOME TO CREEKVIEW ESTATES! Introducing Another Premier Community by IPEC HOMES! Features an Adult Living Community and Lifestyle with Senior Friendly ZERO STEP design for easy access! Located in a Cul-de-sac and close by the Beautiful Stoney Creek Park and Walking Trails! This Model Features a Gorgeous Open Design with Vinyl Plank Flooring, 9’ Ceilings, Crown Moldings and Cozy In-Floor heating. Beautiful Kitchen with large breakfast bar, quartz counter-tops, corner pantry, spacious dinette and huge living room. Superb Primary Bedroom, Ensuite with double sinks and walk-in shower. Plus a MF Laundry and a Covered Deck. Attached garage awith floor drain and lots more! You Will Love the Location and Community!