



GRASSROOTS
REALTY GROUP

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**6324 26 Avenue
Camrose, Alberta**

MLS # A2245322



\$399,162

Division:	Valleyview		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,211 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Slab	Utilities:	-
Features:	Vinyl Windows, Walk-In Closet(s)		

Inclusions: Garage Door Opener plus any controls

***Now Complete!* BEAUTIFUL NEW BUNGALOW HALF DUPLEX IN VALLEYVIEW! A New and Exciting Design by Battle River Homes! One Level Living at its finest with no interior steps! Excellent Location, Close to Parks & Walking Trails! You'll Love the Quality & Craftsmanship in this Beautiful open floor plan with In Floor Heating, 9' Ceilings and gorgeous Vinyl Plank flooring throughout. Exceptional Kitchen, Quartz Countertops, Good Island/Breakfast Bar and Corner Pantry. Spacious and bright Living Room with Electric Fireplace, stone surround and mantle plus a huge Dining area, Superb Primary Bedroom and 3pc Ensuite with Beautiful Tile & Glass shower, large vanity and walkthrough closet. Plus a second bedroom, full 4pc bathroom with tile accents and a huge back entry with Laundry. Partially covered Front veranda and Rear Concrete Patio, 22x20 Detached Garage, alley access and more! You'll Love It!**