



GRASSROOTS
REALTY GROUP

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5, 6802 50 Avenue
Camrose, Alberta

MLS # A2265995



\$275,000

Division:	Cascades		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,250 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 139

LLD: -

Zoning: R3

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, Microwave

This charming duplex, built in 2011, is perfectly located just steps away from shopping, golf, a playground, dog park, and a picturesque man-made lake with scenic walking trails. Inside, the main floor offers a bright, open-concept design, featuring a cozy living room, a modern kitchen with plenty of cabinetry, a convenient pantry, and a dinette with direct access to the deck and private backyard. Upstairs, the spacious primary bedroom is complete with a 4-piece ensuite, and there are two additional bedrooms along with a full bathroom. The undeveloped basement provides ample opportunity for future customization to suit your needs. Outside, enjoy a fully fenced yard and an attached double garage with a concrete driveway for extra parking. This affordable, modern duplex offers incredible value in a prime location—perfect for first-time buyers or investors.