



**6405 50 Avenue
Camrose, Alberta**

MLS # A2298902



\$445,000

Division:	Grandview		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,408 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Shed

Welcome to this beautifully maintained bi-level home, perfectly situated just steps from the golf course, the Mirror Lake walking trails and close to all the conveniences of west-end amenities. This 1,400 + sq. ft. 3+1 bedroom home features numerous recent upgrades and an inviting, open concept layout. The main floor showcases brand new vinyl plank flooring, a bright and spacious living room with a charming bay window, and a dining area—ideal for entertaining. The kitchen is both functional and stylish, complete with plenty of cabinetry, a large kitchen island and easy access to the new deck—perfect for summer BBQs and relaxing evenings. Convenient main floor laundry adds to the home’s appeal. The primary bedroom offers custom wardrobe closets and a private 3 pc ensuite. The fully developed basement is filled with natural light from large windows and features a warm and inviting family room with a gorgeous brick fireplace, a generous games area, an additional bedroom, a hobby room with built-in storage, and a utility space. Outside, you’ll find an oversized landscaped yard—fully fenced and complete with a deck, alley access, and RV parking potential. The attached double garage provides added convenience. The most recent upgrades include a HWT, Shingles, Flooring, Paint, Trim, Wall opening in Kitchen, Kitchen island, Phantom Screens, and deck. This home truly offers the perfect blend of comfort, space, and location. A peaceful setting, exceptional features, and a lifestyle you’ll love—this is one you won’t want to miss.