



**7011 49A Avenue
Camrose, Alberta**

MLS # A2147513



\$479,900

Division:	Cascades		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,660 sq.ft.	Age:	2014 (10 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Front Yard, Interior Lot, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Mixed	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Fridge, Stove, Dishwasher, Microwave

GREAT SPACE WITH 5 BEDROOMS & 3 BATHROOMS! Walk out basement that backs the dog park in the west end of Camrose. So close to shopping, trails, & the golf course, this home is perfectly situated. Main floor offers you a very spacious kitchen with a massive island. Lots of cabinetry and 9' ceilings are a huge bonus. Expansive dining area leads over to the bright and cheery living room. Open concept is where it's at. This house is ideal for a large family or thought who love to have friends & family over for dinner. Two spare rooms on the main floor along with a 4 piece bathroom. The upper level gives you a healthy primary suite. Check out the width of that walk-in closet. En suite is also quite large with walk in shower & soaker tub for two. Laundry service is located inside the garage door, neatly tucked away. Double attached garage is 24' deep to allow for extended cabs. Walkout basement offers you an abundance of bright natural light. Room for a kitchenette and secondary suite. Hookups for an electric stove are built right in. Sink is ready to go, just have to turn on the water. Two bedrooms (*one doesn't have a closet) in the basement as well as a big bright living area that looks directly onto the dog park. You will never have neighbours behind you.