



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

6303 26 Avenue  
Camrose, Alberta

MLS # A2184410



**\$618,162**

Division:	Valleyview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,361 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Vinyl Windows		

Inclusions:	NA
-------------	----

Brand New Build from Battle River Homes. Fully Finished Up and Down! Only 2 steps from the Garage to the main level! Great Bungalow layout with Oversized Rear Garage 25x24/29 with epoxy floors, a floor drain, hot/cold taps, gas rough-in, space for working area and finished to perfection. ICF Foundation, Basement In-floor Heat, Triple Pane Windows, AC, Built-in Central Vac with retractable hose. Excellent Curb Appeal with an Inviting Front Covered Veranda. Step inside and take in this new floorplan from Battle River Homes - open concept arrangement sees a front facing living room with cozy electric fireplace with wood accents and mantle, central kitchen and rear dining area that overlooks a private 10x12 no maintenance deck and yard space. 9ft ceilings on the main with 10ft coffered in the living room. Gorgeous kitchen with White Maple Cabinetry, Quartz counters with waterfall edge anchored by a richly stained 8'7" central island with eating bar. Very accommodating eating area with room for the whole family and your favorite dining set - there's also a handy pantry. Excellent Primary Bedroom suite with private 4pc ensuite, double sink with quartz counters, a fully tiled shower with bench seat and a 6x9'2" Walk-in Closet! The main floor also sees a 2nd bedroom at the front - excellent for guests or as a hobby room, an additional 4pc bath and laundry in the mudroom. Basement comes fully completed in vinyl plank and sees a huge 38ft long family room, 2 additional bedrooms and a 4pc bath. A wonderful Bungalow floorplan with minimal exterior upkeep. You'll Love It!