

\$269,000 - 11, 6802 50 Avenue, Camrose

MLS® #A2248473

\$269,000

3 Bedroom, 3.00 Bathroom, 1,258 sqft

Residential on 0.06 Acres

Cascades, Camrose, Alberta

Discover an ideal starter home or investment opportunity with modern, affordable living in a prime location! Built in 2011, this inviting duplex is steps away from vibrant west end shopping, services, golf, a playground, and a scenic man-made lake with walking trails. The main level boasts a bright, open-concept design, featuring a cozy living room, a stylish kitchen with abundant cabinetry, an island, a pantry, and a dinette with easy access to the deck and backyard. Upstairs, the generous primary bedroom offers a 4-piece ensuite and a walk-in closet with built-ins, accompanied by two additional bedrooms and a full bathroom. The undeveloped basement awaits your personal touch for added living space. Outside, enjoy a partially fenced yard and an attached double car garage with a concrete driveway for extra parking. Don't miss this fantastic opportunity to own a modern, affordable duplex offering a prime location, versatile layout, and potential for customization. This home is perfect for first-time buyers or investors ready to make it their own. Act now to explore this west end gem!

Built in 2011

Essential Information

MLS® # A2248473

Price \$269,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,258
Acres	0.06
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	11, 6802 50 Avenue
Subdivision	Cascades
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 5C7

Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer
Heating	High Efficiency, Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot, Interior Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 10th, 2025
Zoning	R3

Listing Details

Listing Office	Central Agencies Realty Inc.
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