

6515 50 Avenue  
Camrose, Alberta

MLS # A2165273



## \$386,000

<b>Division:</b>	Augustana		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,153 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Interior Lot, Landscaped, Rectangu		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	25
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Central Vacuum, See Remarks		

**Inclusions:** Dishwasher, Microwave, Fridge, Stove, Window Covers, Washer, Dryer, Garage Remote, Central Vac

Discover this meticulously maintained bi-level home, just one block away from the scenic Camrose Golf Course and within walking distance of west end shopping. Combining classic charm with modern convenience, this home is perfect for those who value comfort and location. The home boasts beautiful wood siding, adding warmth and character to the exterior. Newer vinyl windows and a well-maintained roof ensure the property is move-in ready. Step into a big, bright living room with plenty of natural light. Perfect for relaxation and entertaining guests. The kitchen offers abundant counter space and a designated dining area, ideal for family meals and gatherings. The main floor includes a large primary bedroom, a secondary bedroom, and a modern four-piece bathroom, providing additional space for family or guests. Sunlight flows into the lower level, which features a cozy wood fireplace with stone facing and a charming mantle. A wet bar makes it an excellent space for entertaining, while the third bedroom, second bathroom, and office space offer flexibility for guests or home office needs. Enjoy outdoor dining or relaxation on the 23' x 10' back deck with sturdy aluminum railing, overlooking the immaculately kept lawn. The oversized 26' x 28' double garage provides plenty of space for vehicles and storage. There's also room for RV parking. This home is perfect for those seeking a quality built property with the convenience of nearby amenities.