

# \$275,000 - 5, 6802 50 Avenue, Camrose

MLS® #A2265995

## \$275,000

3 Bedroom, 3.00 Bathroom, 1,250 sqft  
Residential on 0.06 Acres

Cascades, Camrose, Alberta

This charming duplex, built in 2011, is perfectly located just steps away from shopping, golf, a playground, dog park, and a picturesque man-made lake with scenic walking trails.

Inside, the main floor offers a bright, open-concept design, featuring a cozy living room, a modern kitchen with plenty of cabinetry, a convenient pantry, and a dinette with direct access to the deck and private backyard. Upstairs, the spacious primary bedroom is complete with a 4-piece ensuite, and there are two additional bedrooms along with a full bathroom. The undeveloped basement provides ample opportunity for future customization to suit your needs.

Outside, enjoy a fully fenced yard and an attached double garage with a concrete driveway for extra parking. This affordable, modern duplex offers incredible value in a prime location—perfect for first-time buyers or investors.

Built in 2011

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2265995  |
| Price          | \$275,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,250     |



|            |                        |
|------------|------------------------|
| Acres      | 0.06                   |
| Year Built | 2011                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### **Community Information**

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

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Interior Features | Open Floorplan                                      |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator |
| Heating           | Forced Air, Natural Gas                             |
| Cooling           | None                                                |
| Has Basement      | Yes                                                 |
| Basement          | Full                                                |

### **Exterior**

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                           |
| Lot Description   | Back Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                        |
| Construction      | Wood Frame                                                             |
| Foundation        | Poured Concrete                                                        |

### **Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | October 22nd, 2025 |
|-------------|--------------------|

|                |    |
|----------------|----|
| Days on Market | 14 |
| Zoning         | R3 |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Edmonton) Ltd. |
|----------------|------------------------------------|

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