

# \$399,900 - 7013 50 Avenue, Camrose

MLS® #A2234165

**\$399,900**

5 Bedroom, 4.00 Bathroom, 1,884 sqft

Residential on 0.01 Acres

Cascades, Camrose, Alberta

**AFFORDABLE SINGLE FAMILY WITH SUITE IN BASEMENT!** Whether you're an investor or a first time buyer, this property offers you an affordable in. From the curb you will be enchanted by the classic covered front porch and upper level balcony. Step inside the front door and be grateful for those 9' ceilings on the main level. Immediately to your left is a 2 piece power room for guests as well as your convenience. Open concept living brings your living room, dining space, & kitchen together. The quality granite counter tops compliment the rich dark cabinetry. Expansive kitchen island seats four and is perfect for food prep and hosting. At the back of the kitchen is direct access to your attached double garage. Upstairs you will find a bonus room that gives you a great space for the kids to play or even a home office. Two spare rooms as well as a four piece bathroom on the upper floor. This is along with you large primary bedroom,, which comes with a walk in closet and four piece en suite - large soaker tub included. Upper floor laundry offers you the best of convenience. Illegal basement suite has a separate side entrance so you could live up or down and have a tenant residing in the home as well. Down there you will find a full kitchen and eating area, two bedrooms, and a four piece bathroom. Under stair storage as well. This property is within walking distance of Cornerstone shopping centre, the dog park, and the golf course.



Built in 2014

## Essential Information

MLS® #	A2234165
Price	\$399,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,884
Acres	0.01
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	7013 50 Avenue
Subdivision	Cascades
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 5E8

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Granite Counters, Kitchen Island, Pantry, See Remarks, Storage, Sump Pump(s), Vinyl Windows
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Front Yard
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 24th, 2025
Days on Market	50
Zoning	29

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.