

# \$349,000 - 7012 49a Avenue, Camrose

MLS® #A2210968

## \$349,000

3 Bedroom, 3.00 Bathroom, 1,318 sqft

Residential on 0.09 Acres

Cascades, Camrose, Alberta

Welcome to this 2-storey home with a garage in The Cascades! Close the golf course, West End Shopping, walking trails, lake, and a playground! The main level boasts an open concept kitchen, dining and large living area with vinyl flooring, 2pc bathroom and laundry. The kitchen features a walk-in-in pantry, handy center island, dining area and walk-out to back deck. The upper level has a spacious primary bedroom with a 3pc ensuite and walk-in-closet, two additional bedrooms and 4pc bathroom. The lower level is ready for your personal touch. Outside will impress you with a landscaped and fenced yard and a detached garage. You can call this family friendly home yours Today!!

Built in 2010

## Essential Information

MLS® #	A2210968
Price	\$349,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,318
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Detached



Style	2 Storey
Status	Active

### Community Information

Address	7012 49a Avenue
Subdivision	Cascades
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 5C6

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 17th, 2025
Days on Market	2
Zoning	29

### Listing Details

Listing Office	CIR Realty
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