

# \$499,300 - 3312 50a Streetclose, Camrose

MLS® #A2191889

**\$499,300**

2 Bedroom, 2.00 Bathroom, 1,244 sqft

Residential on 0.07 Acres

Creekview, Camrose, Alberta

Existing Show Homes must go. New Show Homes starting soon! WELCOME TO CREEKVIEW ESTATES Zero step townhouses, another Premier Community by IPEC HOMES! \*\*\* Garage has Pebble Tech Floor and Yard is Fully Sodded! \*\*\*FULL BASEMENT MODEL 1244! Features an Adult Living Community and Lifestyle with Senior Friendly ZERO STEP design for easy access! Located in a Cul-de-sac and close by the Beautiful Stoney Creek Park and Walking Trails! This 1244 FULL Basement Model Features a Gorgeous Open Design with 9'™ Ceilings, Beautiful Vinyl Plank Flooring and Cozy In-Floor heating. Lovely Kitchen with large island, breakfast bar, quartz counter-tops, corner pantry, spacious dinette and huge living room. Superb Primary Bedroom, Walk-In Closet, Superb Ensuite with double sinks and beautiful 5'™ walk-in shower. Plus a MF Laundry and a Den/Flex Room. Easy Access to Covered Patio. Basement has cozy In-Floor Heating. Attached 22'x20'™ attached garage with floor drain and lots more! You Will Love the Location and Community!



Built in 2023

## Essential Information

MLS® # A2191889

Price \$499,300

|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,244                  |
| Acres          | 0.07                   |
| Year Built     | 2023                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3312 50a Streetclose |
| Subdivision | Creekview            |
| City        | Camrose              |
| County      | Camrose              |
| Province    | Alberta              |
| Postal Code | T4V 5K9              |

### Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Parking Spaces | 4                                                                         |
| Parking        | Double Garage Attached, Garage Door Opener, Garage Faces Front, Aggregate |
| # of Garages   | 2                                                                         |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s) |
| Appliances        | None                                                                                          |
| Heating           | High Efficiency, In Floor, Forced Air, Natural Gas                                            |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Entrance |
| Lot Description   | Cul-De-Sac       |
| Roof              | Asphalt Shingle  |

|              |                                 |
|--------------|---------------------------------|
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 3rd, 2025 |
| Days on Market | 89                 |
| Zoning         | R2                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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