

\$358,900 - 20, 6802 50 Avenue, Camrose

MLS® #A2263233

\$358,900

4 Bedroom, 4.00 Bathroom, 1,320 sqft

Residential on 0.16 Acres

Cascades, Camrose, Alberta

Located in the Villas at the Cascades community in Camrose! As good as new! This half duplex with double garage is sq ft with 4 bedrooms, 4 baths. The main floor offers a bright open concept living area The open staircase leads you to the 3 generous bedrooms and 2 full bathrooms on the second level. The primary bedroom boasts a full 4 piece ensuite as well as a large walk in closet. Both of the other 2 bedrooms offer oversized double closets and large windows to the west that provide a gorgeous view of the the pond and paved walking path directly behind the property, The full walkout basement is finished with a kitchenette, large bedroom, full bathroom and a generous living area with a picturesque view and access to the huge landscaped yard looking onto the community pond rich with local wildlife. offers a full kitchen large bedroom and full bathroom. You will likely be enjoying weekends as host to family and friends in your massive back yard! There is enough room for everyone to be invited to the family cook outs and campfires. It will bring friends together, sharing stories, roasting marshmallows and making memories.....and When all of the guests have gone. No doubt you will take the opportunity to sit and take in the stunning view of the sun setting on that beautifully constructed calm little lake that this community seems to be enjoying nearly exclusively. Perhaps it is still a secret from the rest of the city. If so, The local residents are happy to keep it that way! SHhhh .. When



you're all done relaxing there is a playground only a block away, shopping just a few steps away and a gorgeous 18 hole golf across the road! If you're a commuter it doesn't get any better than this location either. 1 left or 2 quick right turns and you're out of town and heading North to Edmonton or West to Wetaskiwin. !Insurance, Monthly fees of \$139.75 cover Professional Management, Reserve Fund Contributions, common area Snow Removal and garbage

Built in 2013

Essential Information

MLS® #	A2263233
Price	\$358,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,320
Acres	0.16
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	20, 6802 50 Avenue
Subdivision	Cascades
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 5C7

Amenities

Amenities	Parking, Picnic Area, Trash, Visitor Parking
Parking Spaces	2



Parking	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Insulated, Garage Faces Front, Parking Lot
# of Garages	2
Waterfront	Pond, See Remarks

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite, Walk-Out

Exterior

Exterior Features	Fire Pit, Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Greenbelt, Landscaped, No Neighbours Behind, Pie Shaped Lot, Street Lighting, Creek/River/Stream/Pond, Gazebo, Gentle Sloping, Irregular Lot, Sloped, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete, See Remarks

Additional Information

Date Listed	October 7th, 2025
Days on Market	32
Zoning	R2

Listing Details

Listing Office	Royal LePage Rose Country Realty
----------------	----------------------------------

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.