

# \$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 | 4                |
| Zoning         | 29               |

### Listing Details

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

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