

# \$610,162 - 6303 26 Avenue, Camrose

MLS® #A2184410

**\$610,162**

2 Bedroom, 2.00 Bathroom, 1,361 sqft

Residential on 0.12 Acres

Valleyview, Camrose, Alberta

Brand New Build from Battle River Homes. Great Bungalow layout with Oversized Rear Garage 25x24/29 with a floor drain, space for working area and finished to perfection. ICF Foundation, Basement Infloor Heat, Triple Pane Windows. Excellent Curb Appeal with an Inviting Front Covered Veranda. Step inside and take in this new floorplan from Battle River Homes - open concept arrangement sees a front facing living room with cozy electric fireplace with stone accents and mantle, central kitchen and rear dining area that overlooks a private 10x12 no maintenance deck and yard space. 9ft ceilings on the main with 10ft coffered in the living room. Gorgeous kitchen with White Maple Cabinetry, Quartz counters anchored by a richly stained 8'7" central island with eating bar. Very accommodating eating area with room for the whole family and your favorite dining set - there's also a handy pantry. Excellent Primary Bedroom suite with private 4pc ensuite, double sink with quartz counters, a fully tiled shower and a 6x9'2" Walk-in Closet! The main floor also sees a 2nd bedroom at the front - excellent for guests or as a hobby room, an additional 4pc bath and laundry option in the mudroom. Basement is open for development. A wonderful Bungalow floorplan with minimal exterior upkeep. You'll Love It!.

Built in 2024

## Essential Information



MLS® #	A2184410
Price	\$610,162
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,361
Acres	0.12
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	6303 26 Avenue
Subdivision	Valleyview
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V5J6

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Vinyl Windows
Appliances	None
Heating	Forced Air, High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Mantle, Stone
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
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Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Wood Frame
Foundation	ICF Block

**Additional Information**

Date Listed	December 21st, 2024
Days on Market	263
Zoning	R1

**Listing Details**

Listing Office	Central Agencies Realty Inc.
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