

# \$329,000 - 7001 50 Avenue, Camrose

MLS® #A2213503

**\$329,000**

3 Bedroom, 3.00 Bathroom, 1,468 sqft

Residential on 0.10 Acres

Cascades, Camrose, Alberta

Welcome to 7001 50 Ave, nestled in the heart of The Cascades—one of Camrose's most family-friendly communities, just steps from trails, a dog park, and a playground right across the street. Whether you're a growing family, active couple, or savvy buyer seeking flexibility, this 2019-built two-storey offers lifestyle, location, and long-term value. From the moment you walk in, you're welcomed by a sun-soaked open-concept main floor, where the living room and kitchen become the natural gathering place. The windows fill the space with light, create the perfect heart of the home for both daily routines and hosting friends. The granite countertops add style and durability, while the 2023 custom moveable kitchen island offers flexible prep space that beautifully matches the cabinetry. For busy households, function matters—enjoy the convenience of main floor laundry, a 2-piece powder room for quick cleanups or guests, and a thoughtful back entry that keeps outdoor messes contained. Upstairs, the primary suite becomes your personal retreat, complete with a walk-in closet and a 4-piece ensuite. Two more spacious bedrooms and a full bathroom round out the upper floor—ideal for kids, guests, or even a home office setup. Now let's talk potential: the unfinished basement with large window wells allows natural light to flood in and is ready for whatever suits your lifestyle—whether it's



a home gym, theatre, hobby space, or future development. And yes, the separate entrance adds possibilities worth considering long-term. Step outside to relax or entertain on your 10x22 ft back deck, or sip your morning coffee on the front porch while watching the neighborhood wake up. You'll love the school bus stop right across the street, and having shopping, groceries, and the Camrose Golf Course all close by.

Smart living upgrades include smart locks and a smart doorbell camera provide everyday security and convenience. Whether it's keeping an eye on deliveries, letting in a dog walker, or just knowing who's at the door, this tech is a quiet helper—especially comforting for young families or busy couples who value peace of mind when they're away from home.

PEX plumbing, furnace (2019), and hot water tank (2020) give you reliable, low-maintenance systems so you can focus on living—not fixing. For a first-time homebuyer or young family, that means less unexpected costs and fewer service calls. It's reassurance that you're starting off in a home that's already taken care of the essentials.

A paved back alley means cleaner access year-round, better curb appeal, and potential for off-street parking or even a future garage—perfect for buyers who want to grow into the property over time. Whether it's space for a workshop, secure parking, or just more room for bikes and strollers, this flexibility is a quiet bonus that makes a big difference long term.

This is more than just a smart buy—it's a home built for the way you live now, with room to grow and options for the future.

Built in 2019

## Essential Information

MLS® #	A2213503
Price	\$329,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,468
Acres	0.10
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	7001 50 Avenue
Subdivision	Cascades
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 5C6

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, City Lot, Creek/River/Stream/Pond, Front Yard,

	Lawn, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 22nd, 2025
Days on Market	23
Zoning	R2

### **Listing Details**

Listing Office	Coldwell Banker Ontrack Realty
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