

# \$265,000 - 4307 50 Avenue, Camrose

MLS® #A2206667

## \$265,000

3 Bedroom, 2.00 Bathroom, 854 sqft  
Residential on 0.13 Acres

Fairview, Camrose, Alberta

Welcome to this delightful 854 sq ft, 3-bedroom, 2-bathroom home, tucked away in a peaceful neighborhood yet just minutes from shopping, dining, and schoolsâ€”giving you the best of both worlds! The main level offers two bright and cheerful bedrooms, a stylish bathroom, and a cozy living area that creates a warm, inviting atmosphere. With many thoughtful upgrades throughout, including new countertop, flooring, energy-efficient windows, and central air conditioning it will keep you comfortable year-round. This home is ready for you to move in and enjoy!

Downstairs, youâ€™ll find a private bedroom and bathroom, along with a fully-equipped bonus kitchenâ€”perfect for hosting family and friends, or creating a peaceful retreat. Plus, the heated garage and carport provide convenient and protected space for your vehicles, no matter the weather.

With its numerous upgrades, serene location, and easy access to all the best shopping, dining, and schools, this home truly has it all. Donâ€™t miss the chance to make this charming gem yours!



Built in 1957

## Essential Information

MLS® #	A2206667
Price	\$265,000
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	854
Acres	0.13
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4307 50 Avenue
Subdivision	Fairview
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V0R2

### Amenities

Parking Spaces	5
Parking	Additional Parking, Alley Access, Carport, Heated Garage, Insulated, On Street, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Laminate Counters, No Smoking Home, Pantry, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle

Construction	Concrete, Vinyl Siding
Foundation	Block

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	10
Zoning	R2

### **Listing Details**

Listing Office	Coldwell Banker Battle River Realty
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