

\$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	25
Zoning	29

Listing Details

Listing Office	CIR 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.