

6322 26 Avenue  
Camrose, Alberta

MLS # A2245318

**\$409,162**



<b>Division:</b>	Valleyview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,211 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Garage Door Opener plus any controls

\*Near Completion!\* BEAUTIFUL NEW BUNGALOW HALF DUPLEX IN VALLEYVIEW! A New and Exciting Design by Battle River Homes! One Level Living at its finest with no interior steps! Excellent Location, Close to Parks & Walking Trails! You'll Love the Quality & Craftsmanship in this Beautiful open floor plan with In Floor Heating, 9' Ceilings and gorgeous Vinyl Plank flooring throughout. Exceptional Kitchen, Quartz Countertops, Good Island/Breakfast Bar and Corner Pantry. Spacious and bright Living Room with Electric Fireplace, stone surround and mantle plus a huge Dining area, Superb Primary Bedroom and 3pc Ensuite with Beautiful Tile & Glass shower, large vanity and walkthrough closet. Plus a second bedroom, full 4pc bathroom and a huge back entry with Laundry. Fully landscaped with turf, rock and vinyl fence. Partially covered Front veranda and Rear Concrete Patio, 22x20 Detached Garage, alley access and more! You'll Love It!