

6324 26 Avenue  
Camrose, Alberta

MLS # A2245322



## \$399,162

<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

**\*Now Complete!\* 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 with tile accents and a huge back entry with Laundry. Partially covered Front veranda and Rear Concrete Patio, 22x20 Detached Garage, alley access and more! You'll Love It!**