

# \$399,162 - 6330 26 Avenue, Camrose

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MLS® #A2188361

**\$399,162**

3 Bedroom, 3.00 Bathroom, 1,550 sqft

Residential on 0.07 Acres

Valleyview, Camrose, Alberta

Brand New 2 Storey Half Duplex from Battle River Homes. Quality Built with a Thoughtful and Modern Design with Luxury Finishes. Excellent Presentation starting with the Front Covered Veranda complete with Trex Decking. Stepping in you'll immediately fall in love with the 9ft ceilings, gorgeous plank flooring and open concept living that gives so much room to grow. From the spacious front living room with large window to the designated dining area - there is plenty of room for family and entertainment. Your dream kitchen sees perimeter white maple cabinetry to the ceiling with a sleek, slate-coloured centre island with eating bar, quartz countertops and a huge walk-in pantry. There's also a handy 2pc bath and a good sized mudroom at the back that leads to your deck and yard. Upstairs sees 3 bedrooms with the Primary boasting a large walk-in closet and private 3pc ensuite with full tiled shower. An additional 4pc bath serves the upper level along with a dedicated Laundry Room! Rounding out this incredible property is a 22x22 detached garage with back alley access. Welcome Home.



Built in 2025

## Essential Information

MLS® #	A2188361
Price	\$399,162
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,550
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	6330 26 Avenue
Subdivision	Valleyview
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 5J6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Alley Access
# of Garages	1

### Interior

Interior Features	High Ceilings, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Central Vacuum
Appliances	None
Heating	Forced Air, High Efficiency
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	ICF Block

## Additional Information

Date Listed	January 17th, 2025
Days on Market	91
Zoning	R2

## Listing Details

Listing Office	Central Agencies Realty Inc.
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