

# \$515,322 - 3312 50a Streetclose, Camrose

MLS® #A2191889

**\$515,322**

2 Bedroom, 2.00 Bathroom, 1,244 sqft  
Residential on 0.07 Acres

Creekview, Camrose, Alberta

Existing Show Homes must go. New Show Homes starting soon! WELCOME TO CREEKVIEW ESTATES Zero step townhouses, another Premier Community by IPEC HOMES! \*\*\* Garage has Pebble Tech Floor and Yard is Fully Sodded! \*\*\*FULL BASEMENT MODEL 1244! Features an Adult Living Community and Lifestyle with Senior Friendly ZERO STEP design for easy access! Located in a Cul-de-sac and close by the Beautiful Stoney Creek Park and Walking Trails! This 1244 FULL Basement Model Features a Gorgeous Open Design with 9â€™™ Ceilings, Beautiful Vinyl Plank Flooring and Cozy In-Floor heating. Lovely Kitchen with large island, breakfast bar, quartz counter-tops, corner pantry, spacious dinette and huge living room. Superb Primary Bedroom, Walk-In Closet, Superb Ensuite with double sinks and beautiful 5â€™™ walk-in shower. Plus a MF Laundry and a Den/Flex Room. Easy Access to Covered Patio. Basement has cozy In-Floor Heating. Attached 22'x20â€™™ attached garage with floor drain and lots more! You Will Love the Location and Community!

Built in 2023

## Essential Information

MLS® #                   A2191889

Price                     \$515,322



Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,244
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

### **Community Information**

Address	3312 50a Streetclose
Subdivision	Creekview
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 5K9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Aggregate
# of Garages	2

### **Interior**

Interior Features	Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s), Breakfast Bar
Appliances	None
Heating	High Efficiency, In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 3rd, 2025
Days on Market	80
Zoning	R2

### **Listing Details**

Listing Office	CIR Realty
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