

# \$438,162 - 6324 26 Avenue, Camrose

MLS® #A2245322

**\$438,162**

2 Bedroom, 2.00 Bathroom, 1,211 sqft  
Residential on 0.07 Acres

Valleyview, Camrose, Alberta

**\*Under Construction\*** BEAUTIFUL NEW BUNGALOW HALF DUPLEX IN VALLEYVIEW! A New and Exciting Design by Battle River Homes! One Level Living at it's finest with no interior steps! Excellent Location, Close to Parks & Walking Trails! Youâ€™ll Love the Quality & Craftsmanship in this Beautiful open floor plan with In Floor Heating, 9â€™ Ceilings and gorgeous Vinyl Plank flooring throughout. Exceptional Kitchen, Quartz Countertops, Good Island/Breakfast Bar and Corner Pantry. Spacious and bright Living and Dining area, Superb Primary Bedroom and Ensuite with Beautiful Tile & Glass shower, large vanity and walkthrough closet. Plus a second bedroom, MF bathroom and a MF Laundry Room. Partially covered Front veranda and Rear Concrete Patio, 22x20 Detached Garage, alley access and more! You'll Love It!



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2245322  |
| Price          | \$438,162 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,211     |
| Acres          | 0.07      |
| Year Built     | 2025      |

|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Semi Detached          |
| Style    | Side by Side, Bungalow |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6324 26 Avenue |
| Subdivision | Valleyview     |
| City        | Camrose        |
| County      | Camrose        |
| Province    | Alberta        |
| Postal Code | T4V5J6         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                  |
|-------------------|----------------------------------|
| Interior Features | Vinyl Windows, Walk-In Closet(s) |
| Appliances        | See Remarks                      |
| Heating           | High Efficiency, Forced Air      |
| Cooling           | None                             |
| Basement          | None                             |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Slab            |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 36               |
| Zoning         | R2               |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Central Agencies Realty Inc. |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.