

# \$610,162 - 6303 26 Avenue, Camrose

MLS® #A2184410

## \$610,162

2 Bedroom, 2.00 Bathroom, 1,361 sqft

Residential on 0.12 Acres

Valleyview, Camrose, Alberta

Brand New Build from Battle River Homes. Great Bungalow layout with Oversized Rear Garage 25x24/29 with a floor drain, space for working area and finished to perfection. ICF Foundation, Basement Infloor Heat, Triple Pane Windows. Excellent Curb Appeal with an Inviting Front Covered Veranda. Step inside and take in this new floorplan from Battle River Homes - open concept arrangement sees a front facing living room with cozy electric fireplace with stone accents and mantle, central kitchen and rear dining area that overlooks a private 10x12 no maintenance deck and yard space. 9ft ceilings on the main with 10ft coffered in the living room. Gorgeous kitchen with White Maple Cabinetry, Quartz counters anchored by a richly stained 8'7" central island with eating bar. Very accommodating eating area with room for the whole family and your favorite dining set - there's also a handy pantry. Excellent Primary Bedroom suite with private 4pc ensuite, double sink with quartz counters, a fully tiled shower and a 6x9'2" Walk-in Closet! The main floor also sees a 2nd bedroom at the front - excellent for guests or as a hobby room, an additional 4pc bath and laundry option in the mudroom. Basement is open for development. A wonderful Bungalow floorplan with minimal exterior upkeep. You'll Love It!.

Built in 2024

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2184410    |
| Price          | \$610,162   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,361       |
| Acres          | 0.12        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6303 26 Avenue |
| Subdivision | Valleyview     |
| City        | Camrose        |
| County      | Camrose        |
| Province    | Alberta        |
| Postal Code | T4V5J6         |

### Amenities

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

### Interior

|                   |                             |
|-------------------|-----------------------------|
| Interior Features | Vinyl Windows               |
| Appliances        | None                        |
| Heating           | Forced Air, High Efficiency |
| Cooling           | None                        |
| Fireplace         | Yes                         |
| # of Fireplaces   | 1                           |
| Fireplaces        | Electric, Mantle, Stone     |
| Has Basement      | Yes                         |
| Basement          | Full, Unfinished            |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                             |
|-----------------|---------------------------------------------|
| Lot Description | Back Lane                                   |
| Roof            | Asphalt Shingle                             |
| Construction    | Wood Frame, ICFs (Insulated Concrete Forms) |
| Foundation      | ICF Block                                   |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | December 21st, 2024 |
| Days on Market | 226                 |
| Zoning         | R1                  |

**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.