

\$329,000 - 7001 50 Avenue, Camrose

MLS® #A2213503

\$329,000

3 Bedroom, 3.00 Bathroom, 1,468 sqft

Residential on 0.10 Acres

Cascades, Camrose, Alberta

Welcome to 7001 50 Ave, nestled in the heart of The Cascades—one of Camrose's most family-friendly communities, just steps from trails, a dog park, and a playground right across the street. Whether you're a growing family, active couple, or savvy buyer seeking flexibility, this 2019-built two-storey offers lifestyle, location, and long-term value. From the moment you walk in, you're welcomed by a sun-soaked open-concept main floor, where the living room and kitchen become the natural gathering place. The windows fill the space with light, create the perfect heart of the home for both daily routines and hosting friends. The granite countertops add style and durability, while the 2023 custom moveable kitchen island offers flexible prep space that beautifully matches the cabinetry. For busy households, function matters—enjoy the convenience of main floor laundry, a 2-piece powder room for quick cleanups or guests, and a thoughtful back entry that keeps outdoor messes contained. Upstairs, the primary suite becomes your personal retreat, complete with a walk-in closet and a 4-piece ensuite. Two more spacious bedrooms and a full bathroom round out the upper floor—ideal for kids, guests, or even a home office setup. Now let's talk potential: the unfinished basement with large window wells allows natural light to flood in and is ready for whatever suits your lifestyle—whether it's



a home gym, theatre, hobby space, or future development. And yes, the separate entrance adds possibilities worth considering long-term. Step outside to relax or entertain on your 10x22 ft back deck, or sip your morning coffee on the front porch while watching the neighborhood wake up. Youâ€™ll love the school bus stop right across the street, and having shopping, groceries, and the Camrose Golf Course all close by.

Smart living upgrades include smart locks and a smart doorbell camera provide everyday security and convenience. Whether itâ€™s keeping an eye on deliveries, letting in a dog walker, or just knowing whoâ€™s at the door, this tech is a quiet helperâ€”especially comforting for young families or busy couples who value peace of mind when they're away from home.

PEX plumbing, furnace (2019), and hot water tank (2020) give you reliable, low-maintenance systems so you can focus on livingâ€”not fixing. For a first-time homebuyer or young family, that means less unexpected costs and fewer service calls. Itâ€™s reassurance that youâ€™re starting off in a home thatâ€™s already taken care of the essentials.

A paved back alley means cleaner access year-round, better curb appeal, and potential for off-street parking or even a future garageâ€”perfect for buyers who want to grow into the property over time. Whether it's space for a workshop, secure parking, or just more room for bikes and strollers, this flexibility is a quiet bonus that makes a big difference long term.

This is more than just a smart buyâ€”itâ€™s a home built for the way you live now, with room to grow and options for the future.

Built in 2019

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2213503 |
| Price | \$329,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,468 |
| Acres | 0.10 |
| Year Built | 2019 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 7001 50 Avenue |
| Subdivision | Cascades |
| City | Camrose |
| County | Camrose |
| Province | Alberta |
| Postal Code | T4V 5C6 |

Amenities

| | |
|----------------|------------|
| Parking Spaces | 2 |
| Parking | Off Street |

Interior

| | |
|-------------------|---|
| Interior Features | Granite Counters, Kitchen Island, No Smoking Home, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Sump Pump(s) |
| Appliances | Built-In Oven, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Entrance |
| Lot Description | Back Lane, Back Yard, City Lot, Front Yard, Lawn, Level, Rectangular |

| | |
|--------------|---|
| | Lot, Street Lighting, Creek/River/Stream/Pond |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | April 22nd, 2025 |
| Days on Market | 40 |
| Zoning | R2 |

Listing Details

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|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
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