

# \$175,000 - 6804 50 Avenue, Camrose

MLS® #A2236749

**\$175,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.00 Acres

Cascades, Camrose, Alberta

Come build your dream home, step outside and have a beautiful view of the Lake, in the heart of the lovely City of Camrose, AB. This location is great because it is close to everything you need within walking distance. Right next to major shopping centers and a mall. This location is even close to Ecole Camrose Composite High School so you don't have to worry about a far commuter in the morning for your kids education. Camrose is filled with pleasant community oriented people and active living vibes. There is an abundance of beautiful and well kept walking/running trails throughout the city. Here in Camrose you can access the major city amenities while still being able to bask in a small town feeling. There are many events all year to get people out of the house and socializing as well as a reasonable cost of living. So why wait? Make Camrose, AB your home! Only 45 minutes from Edmonton International Airport and about an hour from Edmonton, AB



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2236749         |
| Price     | \$175,000        |
| Bathrooms | 0.00             |
| Acres     | 0.00             |
| Type      | Land             |
| Sub-Type  | Residential Land |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6804 50 Avenue |
| Subdivision | Cascades       |
| City        | Camrose        |
| County      | Camrose        |
| Province    | Alberta        |
| Postal Code | T4V 5G1        |

### Amenities

|           |                                                                              |
|-----------|------------------------------------------------------------------------------|
| Utilities | Sewer Available, Cable Available, Electricity at Lot Line, Phone At Lot Line |
|-----------|------------------------------------------------------------------------------|

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 36             |
| Zoning         | 25             |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Maxwell Devonshire Realty |
|----------------|---------------------------|

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