

# \$438,162 - 6318 26 Avenue, Camrose

MLS® #A2215346

**\$438,162**

2 Bedroom, 2.00 Bathroom, 1,211 sqft

Residential on 0.07 Acres

Valleyview, Camrose, Alberta

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® #         | A2215346  |
| 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     | 6318 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    | April 27th, 2025 |
| Days on Market | 2                |
| Zoning         | R2               |

### Listing Details

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

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