

\$359,000 - 6613 44 Avenue, Camrose

MLS® #A2213113

\$359,000

5 Bedroom, 2.00 Bathroom, 1,092 sqft
Residential on 0.15 Acres

Marler, Camrose, Alberta

MOVE IN READY! This 3 bedroom bungalow has everything youâ€™re looking for! Bright kitchen with a south facing window over the sink overlooking a garden and even a producing Evans Cherry Tree. Generous counter space accentuate the thought that went into the custom kitchen to make it a bakers dream workspace. You will love the renovated bath with tile and a stone countertop custom vanity. The living and dining room are flooded in natural light to give the home a bigger feel. Three bedrooms complete the main floor. The lower level features a family room big enough for any family or hobbyist! There are two more bedrooms or one could be used as an office. A 3 piece bath and a large laundry area complete with a laundry sink finish the lower level. Outside you will LOVE the raised garden with garden soil that was specially brought in! There is a 24x24 garage with an attached walkthrough shed for bikes or toys for extra storage. There is RV parking for a large unit! The best thing about the home? It has been fully maintained over the years so you donâ€™t have to worry about ANYTHING! Windows, flooring, shingles, updated kitchen and recently renovated main floor bathroom are all looked after! WELCOME HOME!!

Built in 1977

Essential Information



| | |
|----------------|-------------|
| MLS® # | A2213113 |
| Price | \$359,000 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,092 |
| Acres | 0.15 |
| Year Built | 1977 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 6613 44 Avenue |
| Subdivision | Marler |
| City | Camrose |
| County | Camrose |
| Province | Alberta |
| Postal Code | T4V 3L1 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
| Parking | Double Garage Detached, RV Access/Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | French Door |
| Appliances | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|----------------------|
| Exterior Features | Garden, Private Yard |
| Lot Description | No Neighbours Behind |
| Roof | Asphalt Shingle |

| | |
|--------------|----------------------|
| Construction | Concrete, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 18th, 2025 |
| Days on Market | 12 |
| Zoning | R1 |

Listing Details

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

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