

# \$640,000 - 4210 63 Street, Camrose

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MLS® #A2228437

## \$640,000

5 Bedroom, 4.00 Bathroom, 2,667 sqft

Residential on 0.34 Acres

Marler, Camrose, Alberta

Beautiful property located in one of the nicest areas of Camrose. Welcome to this truly one of a kind property located in a quiet crescent location. From the moment you walk through the front door you'll notice the expansive space and beautiful natural light that fills every room. The large sunken sitting room is a family favourite and an excellent space to relax after a long day. From the kitchen you have another sitting area that would make a great office space as well as a formal dining area and another family room to enjoy. Upstairs is complete with 4 bedrooms, one of which is the primary bedroom with lovely ensuite. A nicely updated bathroom completes the upper level. The lower level is a fully legal suite with separate entrance that could be a great investment or maybe you have a family member who you'd like to keep close. You have it all right here. Outside you'll notice the huge back yard that provides wonderful privacy. A double car garage with solar panels is also an added bonus. Properties with locations and yards such as these don't come on the market that often. What a location, what a home!

Built in 1974

## Essential Information

MLS® #                   A2228437

Price                     \$640,000



Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,667
Acres	0.34
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	4210 63 Street
Subdivision	Marler
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 2W2

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Kitchen Island, Pantry, See Remarks, Soaking Tub, Beamed Ceilings
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features	Fire Pit, Garden, Private Yard
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Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscaped, Many Trees, No Neighbours Behind, Private, Treed
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 11th, 2025
Days on Market	7
Zoning	R1

### **Listing Details**

Listing Office	CIR Realty
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