

\$369,000 - 6401 44b Avenue, Camrose

MLS® #A2252196

\$369,000

5 Bedroom, 2.00 Bathroom, 1,071 sqft

Single Family on 0.14 Acres

Marler, Camrose, Alberta

Welcome to this well-maintained 5 bedroom bungalow in an optimal central Camrose location. Step into the open concept main living area. You™ll be greeted by beautiful hardwood floors and a cozy gas fireplace that flow into the bright dining space and into the oak kitchen. The layout feels cozy yet still offers the functionality of open concept living. The main floor also has 3 bedrooms and a full bath. Downstairs has been refreshed with new vinyl plank flooring and features a spacious family or entertainment room, 2 large bedrooms with good size closets and another full 4 bathroom. Outside the home, enjoy the space with 3 decks around the house, a gazebo, and a sunny south-facing backyard. The yard is well maintained and has alley access for additional parking. The garage has been used as a workshop but can easily be converted back to a vehicle garage. It is located on a quiet street close to parks, Duggan Mall and schools. This solid, cared for home is a great fit for families, downsizers or first-time homebuyers! (id:6289)

Built in 1966

Essential Information

Listing #	A2252196
Price	\$369,000
Bedrooms	5
Bathrooms	2.00



Square Footage	1,071
Acres	0.14
Year Built	1966
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	6401 44b Avenue
Subdivision	Marler
City	Camrose
Province	Alberta
Postal Code	T4V0B7

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby
Features	Back lane, PVC window, No Animal Home, No Smoking Home, Gazebo
Parking Spaces	4
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Refrigerator, Dishwasher, Stove, Washer & Dryer
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Garden Area, Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Central Agencies Realty Inc.
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