

# \$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	Private Yard, Garden
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	1
Zoning	R1

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.