

# \$380,000 - 6401 44b Avenue, Camrose

MLS® #A2252196

## \$380,000

5 Bedroom, 2.00 Bathroom, 1,071 sqft

Residential 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!

Built in 1966

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2252196  |
| Price     | \$380,000 |
| Bedrooms  | 5         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 1,071       |
| Acres          | 0.14        |
| Year Built     | 1966        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 6401 44b Avenue |
| Subdivision | Marler          |
| City        | Camrose         |
| County      | Camrose         |
| Province    | Alberta         |
| Postal Code | T4V 0B7         |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Skylight(s), Vinyl Windows, Central Vacuum |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer                                               |
| Heating           | Forced Air                                                                                     |
| Cooling           | None                                                                                           |
| Fireplace         | Yes                                                                                            |
| # of Fireplaces   | 1                                                                                              |
| Fireplaces        | Gas                                                                                            |
| Has Basement      | Yes                                                                                            |
| Basement          | Finished, Full                                                                                 |

### **Exterior**

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                 |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Garden, Gazebo, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                                              |

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

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 4                   |
| Zoning         | R1                  |

**Listing Details**

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

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