# \$389,000 - 6511 45a Avenue, Camrose

MLS® #A2249125

## \$389,000

4 Bedroom, 2.00 Bathroom, 1,428 sqft Residential on 0.03 Acres

Westmount, Camrose, Alberta

This stunning 4-bedroom, 2-bathroom home in Westmount Subdivision is a dream come true for families! The fully fenced yard is an oasis, boasting plenty of fruit trees and a large garden perfect for outdoor enthusiasts. Inside, the huge family room is ideal for gatherings and relaxation. Plus, the home's smoke-free and pet-free environment makes it a great space for those who value a clean and healthy living space. With its prime location near schools and shopping, this home has it all plenty of room for the whole family to grow and thrive.



#### **Essential Information**

MLS® # A2249125 Price \$389,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,428

Acres 0.03

Year Built 1967

Type Residential

Sub-Type Detached

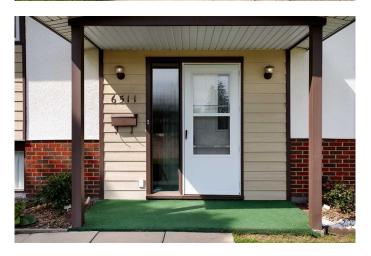
Style Bi-Level

Status Active

# **Community Information**







Address 6511 45a Avenue

Subdivision Westmount
City Camrose
County Camrose

Province Alberta

Postal Code T4V 0C8

## **Amenities**

Parking Spaces 4

Parking Double Garage Detached, Garage Faces Rear, Rear Drive, RV

Access/Parking

# of Garages 2

#### Interior

Interior Features No Animal Home, No Smoking Home Appliances Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas, Mid Efficiency

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Garden, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Many Trees,

Private, Cul-De-Sac, Pie Shaped Lot

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed August 20th, 2025

Zoning R1

# **Listing Details**

Listing Office RE/MAX Real Estate (Edmonton) Ltd.

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