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

MLS® #A2252196

\$369,000

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'II 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!



Essential Information

MLS® # A2252196 Price \$369,000

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 Single Garage Detached

of Garages 2

Interior

Interior Features No Animal Home, No Smoking Home, Central Vacuum, Vinyl Windows,

Laminate Counters, Skylight(s)

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Landscaped, Back Lane, City Lot, Front Yard, Garden,

Gazebo, Lawn

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 4th, 2025

Days on Market 55

Zoning R1

Listing Details

Listing Office Central Agencies Realty Inc.

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