

# \$429,000 - 6209 42 Avenue, Camrose

MLS® #A2259835

**\$429,000**

4 Bedroom, 2.00 Bathroom, 1,040 sqft

Residential on 0.17 Acres

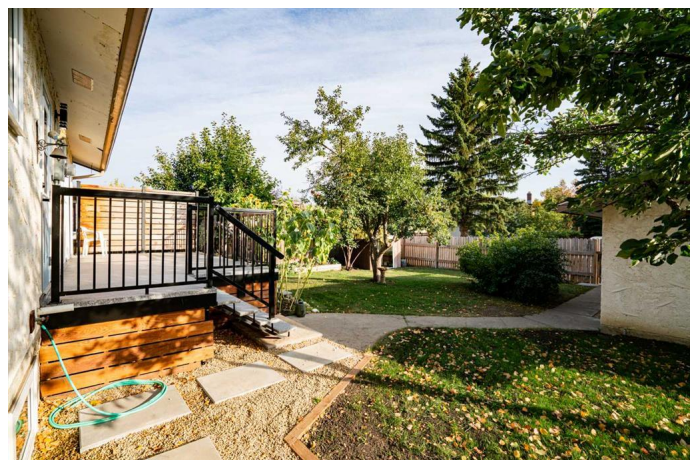
Marler, Camrose, Alberta

If you are looking for a truly move-in-ready home on an oversized (beautifully landscaped) lot, in an awesome location - look no further. This beautiful four-bedroom home feels like a new build, some of the extensive upgrade include vinyl ceiling, new windows, floors, kitchen, furnace, upgraded bathrooms, paint, appliances, new deck with Dec-tec vinyl, all new electrical outlets and substantial landscaping including new 6-foot fence, walkways and new sod. The main floor of the home features are very private concept kitchen/dining area and a beautiful new kitchen, as well as two good size bedrooms and a beautiful four-piece bathroom. Downstairs you will find two large bedrooms, a three-piece bathroom and beautiful rec room with bar area. The very private and spacious backyard offers a huge brand-new deck, new 6-foot fence, lots of maturities an oversized single car garage and additional parking. This one really offers the full package, and all this in a very solid after, beautiful and quiet neighbourhood close to schools.

Built in 1974

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2259835  |
| Price     | \$429,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 1,040       |
| Acres          | 0.17        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 6209 42 Avenue |
| Subdivision | Marler         |
| City        | Camrose        |
| County      | Camrose        |
| Province    | Alberta        |
| Postal Code | T4V 2W8        |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### **Interior**

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Interior Features | See Remarks, Dry Bar                                |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator |
| Heating           | Forced Air                                          |
| Cooling           | None                                                |
| Has Basement      | Yes                                                 |
| Basement          | Finished, Full                                      |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Back Lane, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle                 |
| Construction      | Wood Frame                      |
| Foundation        | Poured Concrete                 |

### **Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | October 17th, 2025 |
|-------------|--------------------|

|                |    |
|----------------|----|
| Days on Market | 5  |
| Zoning         | R1 |

**Listing Details**

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

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