

# \$399,900 - 4213 63 Street, Camrose

MLS® #A2209275

**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,694 sqft

Residential on 0.17 Acres

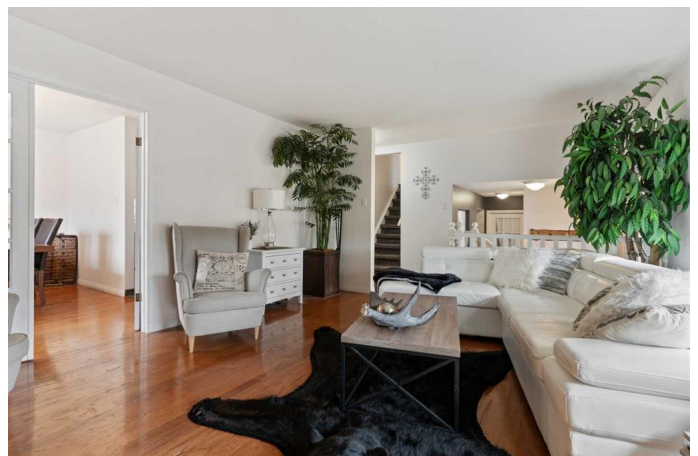
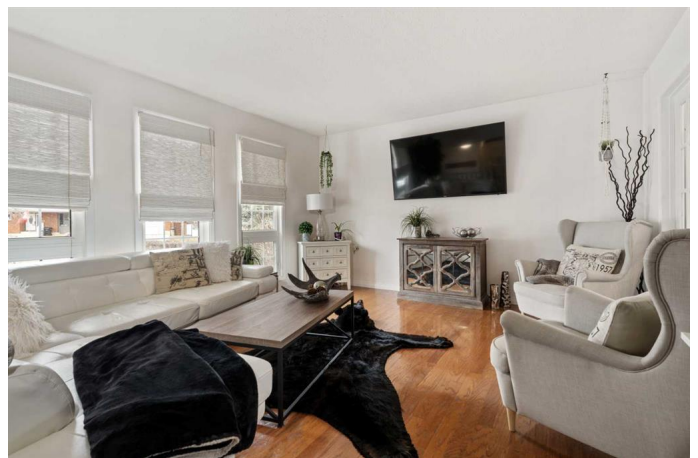
Marler, Camrose, Alberta

This charming 1,694 sq ft 4-level split offers incredible space, comfort, and characterâ€”perfect for families or anyone seeking a warm and welcoming home. With great curb appeal and a location just a stoneâ€™s throw from the brand-new Chester Ronning School, convenience and community are at your doorstep. Inside, you'll find 3 bedrooms upstairs and a main floor office that could easily serve as a fourth bedroom, along with 3 bathrooms, including a lovely primary suite complete with a 3-piece en suite featuring a luxurious steam shower. The bright and fresh kitchen flows into a formal dining area, while the hardwood flooring in the living room adds warmth and character. A cozy family room with a wood-burning fireplace opens directly to your private, fenced backyardâ€”ideal for entertaining or relaxing. The lower level includes a second family room and ample storage. With vinyl windows and an oversized single detached garage, this well-maintained home checks all the boxes!

Built in 1974

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2209275  |
| Price      | \$399,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,694         |
| Acres          | 0.17          |
| Year Built     | 1974          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 4213 63 Street |
| Subdivision | Marler         |
| City        | Camrose        |
| County      | Camrose        |
| Province    | Alberta        |
| Postal Code | T4V 2W3        |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Crawl Space   |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Other                 |
| Lot Description   | Back Yard, Front Yard |
| Roof              | Asphalt Shingle       |
| Construction      | Vinyl Siding          |

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  April 11th, 2025

Days on Market            42

Zoning                        R1

### **Listing Details**

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

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