

# \$326,500 - 6508 45 Avenue, Camrose

MLS® #A2241644

## \$326,500

4 Bedroom, 2.00 Bathroom, 1,168 sqft

Residential on 0.14 Acres

Westmount, Camrose, Alberta

Welcome to this well-kept 1168 sq ft bungalow, ideally located near shopping and schools. The main floor offers a functional layout with three bedrooms, a spacious living room, a 4-piece bathroom, and a kitchen with ample cabinetry for all your storage needs. For added convenience, laundry has been thoughtfully relocated to the main floor, replacing one of the bedrooms and making day-to-day living more accessible. This could easily be converted back to a bedroom and laundry moved to the basement.

The fully developed basement features a flexible space plumbed for a wet bar. There is also a generous family room, an additional bedroom, and a 3-piece bathroom.

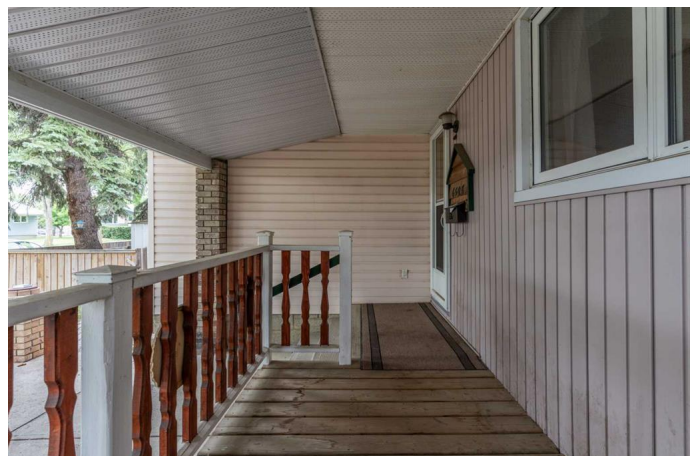
Outside, you'll find a 22' x 32' garage that easily accommodates two vehicles and includes a heated workshop space. Perfect for hobbies or year-round projects.

This well-maintained home combines comfort, functionality, and a prime location. A must-see!

Built in 1966

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2241644  |
| Price          | \$326,500 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,168     |



|            |             |
|------------|-------------|
| Acres      | 0.14        |
| Year Built | 1966        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6508 45 Avenue |
| Subdivision | Westmount      |
| City        | Camrose        |
| County      | Camrose        |
| Province    | Alberta        |
| Postal Code | T4V 0C5        |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Parking Spaces | 2                                                       |
| Parking        | Double Garage Detached, Garage Door Opener, See Remarks |
| # of Garages   | 2                                                       |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Bar                                                                 |
| Appliances        | Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Freezer, Stove(s) |
| Heating           | Forced Air                                                                             |
| Cooling           | None                                                                                   |
| Has Basement      | Yes                                                                                    |
| Basement          | Full                                                                                   |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Other                            |
| Lot Description   | Back Lane, Front Yard            |
| Roof              | Asphalt Shingle                  |
| Construction      | Wood Frame, Stucco, Vinyl Siding |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 97              |

Zoning

R1

## **Listing Details**

Listing Office

RE/MAX Real Estate (Edmonton) Ltd.

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