

# \$349,000 - 6601 43 Avenue, Camrose

MLS® #A2247332

## \$349,000

4 Bedroom, 3.00 Bathroom, 1,198 sqft

Residential on 0.15 Acres

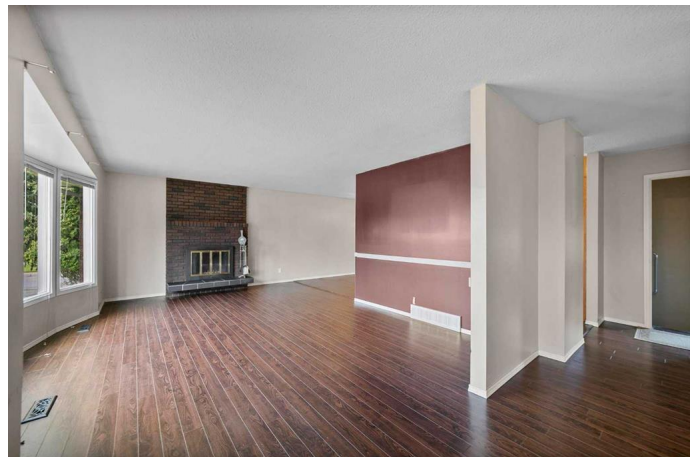
Marler, Camrose, Alberta

Discover this inviting and well-maintained bungalow located in a peaceful Camrose neighborhood. Offering 3 bedrooms on the main floor and 1 additional bedroom in the fully finished basement, this home provides plenty of space for families, guests, or home office needs. Step inside to find oak cabinets in the kitchen, a brick faced wood-burning fireplace in the living room, and a bright solarium room off the dining perfect for morning coffee or a relaxing read. The basement is fully finished ideal for entertaining, with additional open living space, bedroom, bath, dedicated storage room, and laundry. Outside, enjoy the fenced yard, side deck, and attached heated garage, making this home functional year-round. Don't miss out on this solid, move-in-ready home in one of Camrose's quiet and desirable locations!

Built in 1979

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2247332  |
| Price          | \$349,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,198     |
| Acres          | 0.15      |



|            |             |
|------------|-------------|
| Year Built | 1979        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6601 43 Avenue |
| Subdivision | Marler         |
| City        | Camrose        |
| County      | Camrose        |
| Province    | Alberta        |
| Postal Code | T4V 3R6        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

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

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard          |
| Lot Description   | Back Yard, Landscaped |
| Roof              | Asphalt Shingle       |
| Construction      | Wood Frame            |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 77               |
| Zoning         | R1               |

## **Listing Details**

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | Coldwell Banker Battle River Realty |
|----------------|-------------------------------------|

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