

**6601 43 Avenue**  
**Camrose, Alberta**

**MLS # A2247332**



**\$374,000**

<b>Division:</b>	Marler		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,198 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave Hood Fan, Washer, Dryer, Garage Door Control, 5 Bar Stools, Stair Lift, Hide-a-bed

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!