

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

MLS® #A2241644

## \$326,500

4 Bedroom, 2.00 Bathroom, 1,168 sqft

Single Family on 0.14 Acres

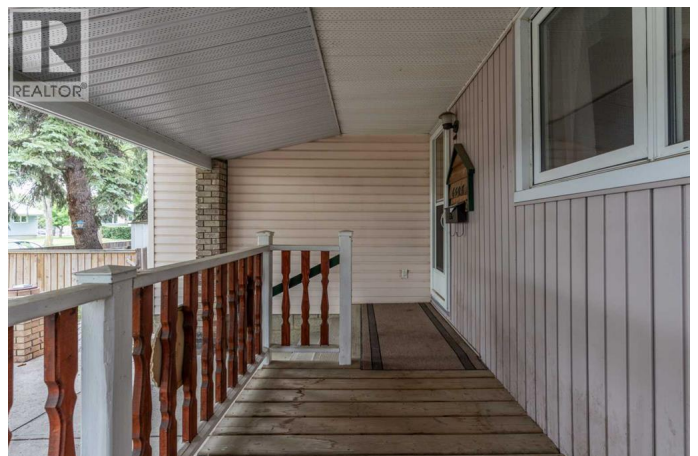
Westmount, Camrose, Alberta

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! (id:6289)

Built in 1966

## Essential Information

Listing #	A2241644
Price	\$326,500
Bedrooms	4
Bathrooms	2.00
Square Footage	1,168
Acres	0.14



Year Built	1966
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	6508 45 Avenue
Subdivision	Westmount
City	Camrose
Province	Alberta
Postal Code	T4V0C5

### Amenities

Amenities	Playground, Shopping
Features	Back lane
Parking Spaces	2
Parking	Detached Garage, See Remarks
# of Garages	2

### Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Freezer, Window Coverings, Washer & Dryer
Heating	Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

### Exterior

Exterior	Stucco, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

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