

\$380,000 - 6401 44b Avenue, Camrose

MLS® #A2252196

\$380,000

5 Bedroom, 2.00 Bathroom, 1,071 sqft

Residential on 0.14 Acres

Marler, Camrose, Alberta

Welcome to this well-maintained 5 bedroom bungalow in an optimal central Camrose location. Step into the open concept main living area. You™ll be greeted by beautiful hardwood floors and a cozy gas fireplace that flow into the bright dining space and into the oak kitchen. The layout feels cozy yet still offers the functionality of open concept living. The main floor also has 3 bedrooms and a full bath. Downstairs has been refreshed with new vinyl plank flooring and features a spacious family or entertainment room, 2 large bedrooms with good size closets and another full 4 bathroom. Outside the home, enjoy the space with 3 decks around the house, a gazebo, and a sunny south-facing backyard. The yard is well maintained and has alley access for additional parking. The garage has been used as a workshop but can easily be converted back to a vehicle garage. It is located on a quiet street close to parks, Duggan Mall and schools. This solid, cared for home is a great fit for families, downsizers or first-time homebuyers!

Built in 1966

Essential Information

MLS® #	A2252196
Price	\$380,000
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	1,071
Acres	0.14
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	6401 44b Avenue
Subdivision	Marler
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 0B7

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Skylight(s), Vinyl Windows, Central Vacuum
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Garden, Gazebo, Landscaped, Lawn
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	14
Zoning	R1

Listing Details

Listing Office	Central Agencies Realty Inc.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.