

# \$380,000 - 6521 49 Avenue, Camrose

MLS® #A2256057

## \$380,000

4 Bedroom, 3.00 Bathroom, 2,104 sqft

Residential on 0.21 Acres

Grandview, Camrose, Alberta

Over 2000 sq. ft. of Living Space | Unique 1.5 Storey Home

From the vaulted ceiling at the entryway, this home welcomes you with a bright and spacious feel. The kitchen, featuring a cooktop and wall oven, sits at the heart of the home, perfectly positioned between the dining/living room and the cozy family room with its gas fireplace and access to the back deck.

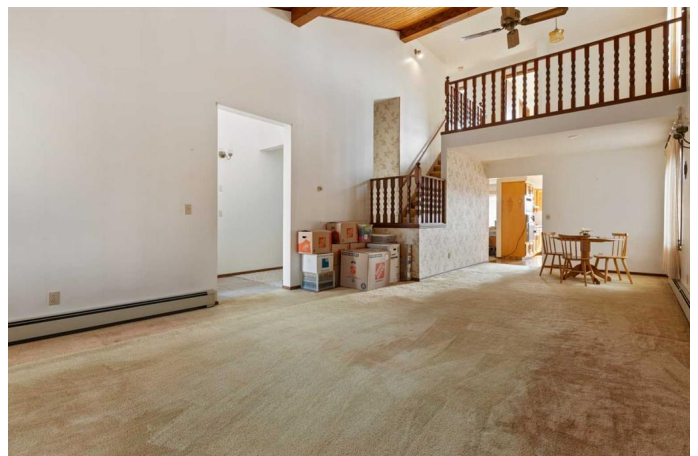
Convenient main-floor laundry with ample storage and a 2-piece bath complete this level. Upstairs, the open loft area overlooks the main living space, adding both character and functionality. The upper floor offers three bedrooms, including a primary suite with a private balcony and 3-piece ensuite. A 4-piece bath serves the additional bedrooms.

The basement is partially finished, featuring a 3-piece bath, a bedroom (without closet), and a large recreation area, providing plenty of options for family and guests.

The heated attached garage offers year-round convenience. Outside, the oversized lot provides endless opportunities to create your backyard oasis with plenty of space for entertaining, gardening, or play.

This thoughtfully designed floor plan offers comfort, charm, and room for the whole family.

Located near a park, golf course, medical clinics, and west end shopping.



Built in 1981

## Essential Information

MLS® #	A2256057
Price	\$380,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,104
Acres	0.21
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	6521 49 Avenue
Subdivision	Grandview
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 0P6

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Heated Garage
# of Garages	2

### Interior

Interior Features	High Ceilings, Storage
Appliances	Dishwasher, Electric Cooktop, Freezer, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven
Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 15th, 2025
Days on Market	2
Zoning	R2

### **Listing Details**

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