

\$419,000 - 6213 45 Avenue, Camrose

MLS® #A2256488

\$419,000

4 Bedroom, 2.00 Bathroom, 1,040 sqft

Residential on 0.14 Acres

Marler, Camrose, Alberta

This stunning 4-bedroom, 2-bath bungalow has been fully transformed with top-to-bottom renovations, offering a stylish and truly turn-key home in one of Camrose's most desirable neighbourhoods.

Every detail has been thoughtfully updated, including all new plumbing, two new furnaces, and Navien hot water on demand. Inside, you'll fall in love with the brand-new kitchen, spa-inspired bathrooms with high-end fixtures, modern flooring, fresh paint, updated light fixtures, and the cozy glow of two electric fireplaces. With newer shingles (within 10 years) and all new windows, this home blends timeless comfort with modern efficiency.

Set on a quiet, tree-lined street, the property boasts a low-maintenance, partially fenced yard with mature trees for privacy. The oversized single garage is insulated, boarded, and heated—perfect for your vehicles, workshop, or hobby space. Plus, there's extra parking for an RV, utility trailer, or guests.

This is more than a home—it's a move-in-ready lifestyle upgrade. Don't miss your chance to own this beautifully renovated bungalow!



Built in 1968

Essential Information

MLS® # A2256488

Price \$419,000

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.14
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	6213 45 Avenue
Subdivision	Marler
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 1E8

Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, On Street, Single Garage Detached
# of Garages	1

Interior

Interior Features	Built-in Features, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Tankless Hot Water, Vinyl Windows, Wet Bar
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 13th, 2025
Days on Market	3
Zoning	R1

Listing Details

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