

# \$378,500 - 6406 43 Avenue, Camrose

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MLS® #A2264180

## \$378,500

3 Bedroom, 4.00 Bathroom, 1,485 sqft

Residential on 0.13 Acres

Marler, Camrose, Alberta

Charming Custom Home in a Prime Camrose Location. Welcome to this beautifully cared for 1976 custom home in one of Camrose's most desirable areas- just steps from schools, shopping and parks! The Main level features a sunken living room with wood burning fireplace, 2 piece bathroom, a bright dining area and private kitchen with a cozy eat-in nook.-perfect for morning coffee. Enjoy the convenience of main floor laundry and plenty of storage throughout. Upstairs, you'll find two spacious bedrooms and a full bathroom. The Primary is tucked away and offers privacy with it's own 2 piece bathroom and walk in closet. The lower level includes a large rec room, 3 piece bathroom and flex space with exterior access- great for guests, home office or hobbies. Outside, the fully fenced backyard provides room to relax and play, while the double detached garage, extra parking space and front carport add everyday convenience. Lovingly maintained and impeccably cared for, this home features newer windows and exterior doors throughout, adding comfort and efficiency. Ready for you to add your modern touch and make it your own!

Built in 1976

## Essential Information

MLS® #                   A2264180

Price                     \$378,500



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 1,485       |
| Acres          | 0.13        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6406 43 Avenue |
| Subdivision | Marler         |
| City        | Camrose        |
| County      | Camrose        |
| Province    | Alberta        |
| Postal Code | T4V3M8         |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Parking Spaces | 5                               |
| Parking        | Double Garage Detached, Carport |
| # of Garages   | 2                               |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows, Suspended Ceiling |
| Appliances        | Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer, Window Coverings                                                      |
| Heating           | Forced Air, Natural Gas                                                                                                        |
| Cooling           | None                                                                                                                           |
| Fireplace         | Yes                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                              |
| Fireplaces        | Brick Facing, Family Room, Wood Burning                                                                                        |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Full                                                                                                                           |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage                                                     |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Street Lighting, Irregular Lot |
| Roof              | Asphalt Shingle                                                                             |
| Construction      | Concrete, Mixed, Stucco, Wood Siding                                                        |
| Foundation        | Poured Concrete                                                                             |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2025 |
| Days on Market | 6                  |
| Zoning         | R1                 |

### **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | The Realty Bureau |
|----------------|-------------------|

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