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

MLS® #A2241644

### \$326,500

4 Bedroom, 2.00 Bathroom, 1,168 sqft Residential 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!

Built in 1966

#### **Essential Information**

MLS® # A2241644

Price \$326,500

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,168







Acres 0.14 Year Built 1966

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 6508 45 Avenue

Subdivision Westmount
City Camrose
County Camrose
Province Alberta
Postal Code T4V 0C5

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached, Garage Door Opener, See Remarks

# of Garages 2

#### Interior

Interior Features Built-in Features, Bar

Appliances Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window

Coverings, Freezer, Stove(s)

Heating Forced Air

Cooling None
Has Basement Yes
Basement Full

### **Exterior**

Exterior Features Other

Lot Description Back Lane, Front Yard

Roof Asphalt Shingle

Construction Wood Frame, Stucco, Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 24th, 2025

Days on Market 102

Zoning R1

## **Listing Details**

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

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.