

# \$499,000 - 6407 43 Avenue, Camrose

MLS® #A2242451

**\$499,000**

4 Bedroom, 3.00 Bathroom, 1,577 sqft

Residential on 0.16 Acres

Marler, Camrose, Alberta

Looking for the perfect blend of style, substance, and a splash of luxury? This beautifully updated bungalow in the heart of Camrose delivers it all—and then some. With three bedrooms on the main floor, including a spacious primary suite featuring a walk-in closet and a sleek three-piece en-suite, this home is equal parts function and flair. The living area wows with vaulted ceilings and transom windows that flood the space with natural light. The kitchen? A showstopper—quartz countertops, gleaming new appliances, and crisp cabinetry, all ready to impress your guests or elevate your midnight snack runs. Downstairs, you'll find a fully finished basement with a fourth bedroom, another 3-piece bathroom, loads of storage, and a massive recreation area for movie nights, home workouts, or kids'™ chaos containment. This home has been lovingly updated from top to bottom since 2019, including a brand-new interlock slate roof in 2024 with a 50-year lifespan—talk about peace of mind! The furnace was installed in 2021, and the entire home features new blinds, a roughed-in central vac, and a heated attached garage complete with built-in drawers and storage under the landing. And when it's™ time to unwind? Step into your private backyard oasis, complete with a fenced yard and a luxurious Spaberry hot tub—because you deserve it. Centrally located and close to everything Camrose has to offer, this home checks every box and then adds a few more.



Come see it before itâ€™s gone!

Built in 1978

### Essential Information

MLS® #	A2242451
Price	\$499,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,577
Acres	0.16
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	6407 43 Avenue
Subdivision	Marler
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 3M9

### Amenities

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

### Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Decorative, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped, Irregular Lot
Roof	Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 26th, 2025
Days on Market	1
Zoning	R1

## Listing Details

Listing Office	Coldwell Banker Battle River Realty
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