

\$309,900 - 6505 45a Avenue, Camrose

MLS® #A2265697

\$309,900

3 Bedroom, 2.00 Bathroom, 1,045 sqft

Residential on 0.15 Acres

Westmount, Camrose, Alberta

Welcome home to this charming 1,045 sq. ft. bungalow, ideally located close to west-end shopping and great schoolsâ€”perfect for a young family or first-time homebuyer! This inviting home offers a bright and functional main floor featuring three bedrooms, a spacious living room, a welcoming dining area, and an updated kitchen with soft-closing white cabinetry. A fresh coat of paint in your own palette will make this home truly yours. The basement has been opened and is ready for your finishing touchesâ€”complete with a 3-piece bathroom, laundry, and storage area. Many major updates have already been taken care of, including a new furnace and hot water tank (2015), new shingles (2020), washer and dryer (2020), new doors and deadbolts (2020), garage doors & garage door opener (2020) with 2 controls, and a lovely deck added in 2021. Youâ€™ll also appreciate the new egress windows (2024 & 2025) and the convenient side entrance offering easy access to both the main floor and basement. Enjoy the outdoors in your fenced backyard featuring mature trees, a private deck area, and an 8' x 15' storage shed. The double detached garage provides plenty of space for parking or projects. With central vac, all-new windows, and so many recent updates, this home truly has it allâ€”with just a small amount of sweat equity this home is everything you could wish for.

Built in 1969



Essential Information

MLS® #	A2265697
Price	\$309,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,045
Acres	0.15
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	6505 45a Avenue
Subdivision	Westmount
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 0C8

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Central Vacuum, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Yard, Rain Barrel/Cistern(s)
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Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Interior Lot, Irregular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2025
Days on Market	1
Zoning	25

Listing Details

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