



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**6508 45 Avenue
Camrose, Alberta**

MLS # A2241644



\$326,500

Division:	Westmount		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,168 sq.ft.	Age:	1966 (59 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, See Remarks		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: appliances, window coverings

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!