



GRASSROOTS
REALTY GROUP

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**6213 45 Avenue
Camrose, Alberta**

MLS # A2256488



\$419,000

Division:	Marler		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1968 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, On Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Tankless Hot Water, Vinyl Windows, Wet Bar		

Inclusions: Fridge, Stove, Dishwasher, Garage Door Opener with Remotes

This stunning 4-bedroom, 2-bath bungalow has been fully transformed with top-to-bottom renovations, offering a stylish and truly turn-key home in one of Camrose's most desirable neighbourhoods. Every detail has been thoughtfully updated, including all new plumbing, two new furnaces, and Navien hot water on demand. Inside, you'll fall in love with the brand-new kitchen, spa-inspired bathrooms with high-end fixtures, modern flooring, fresh paint, updated light fixtures, and the cozy glow of two electric fireplaces. With newer shingles (within 10 years) and all new windows, this home blends timeless comfort with modern efficiency. Set on a quiet, tree-lined street, the property boasts a low-maintenance, partially fenced yard with mature trees for privacy. The oversized single garage is insulated, boarded, and heated—perfect for your vehicles, workshop, or hobby space. Plus, there's extra parking for an RV, utility trailer, or guests. This is more than a home—it's a move-in-ready lifestyle upgrade. Don't miss your chance to own this beautifully renovated bungalow!