



**GRASSROOTS**  
REALTY GROUP

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**6603 Marler Dr  
Camrose, Alberta**

**MLS # A2270228**



**\$374,883**

<b>Division:</b>	Marler		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Jetted Tub, Laminate Counters, Open Floorplan		

**Inclusions:** n/a

This 4 bedroom, 2.5 bath bungalow is as practical as it is charming. It's been beautifully updated, well cared for, and is full of personality. Step inside to a bright, open living area that flows perfectly into the freshly painted white kitchen and dining space. You can cook, chat, or catch the game without missing a play. The main floor offers three bedrooms, a jet tub in the full bath, and a half-bath ensuite off the primary. Downstairs is made for relaxing or entertaining, featuring a basement bar with brand-new faux rock, plenty of space to hang out and a hookup for a wood stove. There's also a fourth bedroom, brand-new full bath, new flooring throughout, a large storage room, and laundry (hookups available upstairs if you'd prefer it on the main level). Outside, massive fir trees welcome you home. There's an oversized heated garage (24' x 26'), fully fenced yard, RV parking, and handy 7.5' x 4.5' shed, all tucked into a quiet, mature neighborhood that's close to everything. A long list of updates includes: fresh paint, updated bathrooms, new lighting throughout, epoxy counters, new fridge and dishwasher (2025), new fence, newer hot water tank (2019), new shingles, a triple-pane front window, and professional regrading. It's the kind of home that just feels good. It's bright, functional, and move-in ready. Whether you appreciate functional design or a good game-day setup, this one's a winner.