



**6603 Marler Drive
Camrose, Alberta**

MLS # A2277981



\$349,000

Division:	Marler		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape		

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

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, 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.