



**3905 65 Street
Camrose, Alberta**

MLS # A2283800

\$415,000



Division:	Marler		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,023 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Aggregate, Alley Access, Double Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bidet, Ceiling Fan(s), Central Vacuum, No Smoking Home, Open Floorplan, See Remarks, Skylight(s), Storage, Vinyl Windows		

Inclusions: Pool table, hot tub, electric winch/hoist in garage mezzanine

This Marler-area home is designed for a lifestyle that values space, function, and room to pursue your passions. Set backing onto a green belt with no rear neighbours, this 2-storey, 3-bedroom home offers an open-concept main floor with vaulted ceilings, skylights, and open-to-below living and dining spaces that create a bright, welcoming environment for both everyday living and entertaining. The kitchen and dining area have easy access to the large rear deck making it convenient for BBQ season. Around the corner is a half bath and access to the former front garage that has been converted into a heated recreation space, complete with a bar and pool table—perfect for hosting or relaxing. A true standout is the massive rear attached garage with alley access, offering exceptional versatility with in-floor heat, 220 power, hot and cold water, a mezzanine for storage including an electric winch lift to get your heavy items in and out of storage, and ample room to comfortably accommodate both a garage and dedicated workshop. Whether you’re maintaining multiple vehicles, tackling hands-on projects, or setting up a serious hobby space, this garage is built to support it. The basement adds even more flexibility with an additional living room and space well suited for a home office or playroom. Outdoors, enjoy a fully fenced yard, a large back deck with hot tub, and the privacy of green space beyond the alley. Well loved and full of opportunity, this home is ideal for those looking for room to live, work, and create—all in one place.