



**6406 43 Avenue
Camrose, Alberta**

MLS # A2291269



\$350,000

Division:	Marler		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,485 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Carport, Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Private,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Stucco, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Storage, Sump Pump(s), Suspended Ceiling, Vinyl Windows		
Inclusions:	none		

Welcome to this lovingly cared-for 1976 custom home, perfectly situated in one of Camrose's desirable neighborhoods—just steps from schools, shopping, and parks. From the moment you arrive, you'll appreciate the warmth and character this home offers. The main floor features a cozy sunken living room with a wood-burning fireplace, perfect for relaxing evenings. You'll also find a bright dining area, a private kitchen with a charming eat-in nook—ideal for morning coffee—and the convenience of main floor laundry. A 2-piece bathroom and plenty of storage add to the home's thoughtful layout. Upstairs offers two spacious bedrooms and a full bathroom. The primary bedroom is tucked away for added privacy and features its own 2-piece ensuite and a walk-in closet. The lower level provides even more living space with a large rec room, a 3-piece bathroom, and a versatile flex area with exterior access. This space also includes an additional laundry hookup, offering great flexibility for guests, a home office or hobbies. Step outside to enjoy the fully fenced backyard with plenty of space to relax, garden, or entertain. A double detached garage, extra parking, and a front carport provide plenty of room for vehicles and storage. Lovingly maintained over the years, the home also features newer windows and exterior doors for added comfort and efficiency. Move in and enjoy it as is, or bring your ideas and add your own modern touch—this is a wonderful opportunity to make a great home your own in an unbeatable location!