



**6310 43 Avenue
Camrose, Alberta**

MLS # A2293554



\$450,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,594 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Boiler, Fireplace(s)	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: fridge, stove, dishwasher, microwave hood fan, washer, dryer, garage opener & remote

Homes like this don't come along often ! A spacious 1,594 sq ft bungalow with eye catching architecture, soaring vaulted ceilings, and room for the whole family. From the moment you arrive, the unique architecture and inviting front porch create a warm first impression that sets this home apart. Step inside and you're immediately greeted by soaring vaulted ceilings that carry through the kitchen, living room, and dining area, creating an open, airy space filled with natural light. The heart of the home is the spacious kitchen with an abundance of cabinets and countertop space, perfect for everything from busy school mornings to weekend baking marathons. The kitchen flows effortlessly into the dining and living areas where a cozy wood burning fireplace invites everyone to gather and unwind. Patio doors lead you out to a large fenced backyard with RV parking, giving kids and pets plenty of room to play while still having space for summer BBQs and backyard gatherings. With 1,594 sq ft on the main floor, this bungalow offers the space families are always searching for. There are three bedrooms plus a comfortable primary suite featuring a walk-through closet and private 3 pc ensuite, along with a 4 pc main bathroom. Downstairs is where the fun really begins. The expansive basement offers multiple spaces to spread out, including a family room, media room, and a rec room complete with playful theatre style carpet and a dry bar perfect for movie nights, game days, or hosting friends. Two additional bedrooms connected by a walk-through closet, a 3 pc bathroom, and laundry complete the lower level. Located in a fantastic neighbourhood close to schools, playgrounds, and walking distance to west end shopping, this home offers the space, comfort, and community every family hopes to find.