



**6304 39 Avenue  
Camrose, Alberta**

**MLS # A2293761**



**\$420,000**

<b>Division:</b>	Marler		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,138 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Low Flow Plumbing Fixtures, Storage, Vinyl Windows		

**Inclusions:** Gas Stove, Electric Stove, Refrigerator (x2), Dishwasher (x2), Washer (x2), Dryer (x2), Upright Freezer (x2), Garage Shelving & Cabinets, All basement furniture & furnishings (negotiable)

Welcome to this well-maintained, move-in-ready family home located in a quiet neighborhood in Camrose. The main floor features 3 bedrooms and 1.5 bathrooms, including a convenient 2-piece ensuite off the primary bedroom. The bright and functional kitchen offers newer appliances and a gas stove, while main floor laundry adds everyday convenience. The newly developed basement provides excellent additional living space with kitchen, living room, dining area, one bedroom, a full bathroom, plus a second set of laundry. Important mechanical updates include a new furnace (2024), central air conditioning (2024), and a newer hot water tank. Outside you'll find a finished and heated double garage with built in storage, a large greenhouse, a fully fenced yard with patio, fruit trees, and a garden area. Alley access adds extra convenience and additional parking. This property shows nicely and offers a great combination of comfort, functionality, and outdoor space in a desirable, quiet location.