



**6706 Marler Drive  
Camrose, Alberta**

**MLS # A2301769**



**\$344,900**

<b>Division:</b>	Marler		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,000 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Laminate, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** R1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** window coverings

Great family home offering 4 bedrooms and 2 bathrooms, designed with comfort and functionality in mind. The open-concept kitchen and living room create a welcoming space, highlighted by a cozy fireplace. Perfect for relaxing evenings. The large kitchen island provides ample seating and is ideal for casual dining or entertaining. Upstairs, you'll find the primary bedroom along with two additional bedrooms and a well-appointed 4-piece bathroom. The lower level features a 3-piece bath, a fourth bedroom, and a versatile flex space that is perfect for a home office or hobby area. The fully developed basement adds even more living space with a generous family room, ideal for movie nights or catching the big game. Step outside from the kitchen onto the deck, a great spot to unwind with your favourite beverage while overlooking the fenced yard. Completing the property is a spacious 26' x 28' detached garage, offering plenty of room for vehicles, storage, or toys. This is a home that truly checks the boxes. Come see it for yourself!