



**5722 Marler Drive
Camrose, Alberta**

MLS # A2303550



\$435,900

Division:	Marler		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,092 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Beautiful and bright bi-level available today. This very well cared for home has been meticulously maintained over the years and features many newer upgrades including new windows(2016), new furnace(2017), Shingles(2016), siding(2016), shingles and siding on the garage(2018), carpet in the basement(2022), new stove(2025) and the list goes on. There are three bedrooms on the main level, wonderful kitchen/dining/living area and updated bathroom. Downstairs is fully finished and features two additional bedrooms, laundry, extra storage, and the perfect family room complete with wood burning fireplace. The fully fenced yard, RV parking and detached double car garage complete this perfect property. Located close to Camrose's wonderful Rec Centre and walking trails. What a truly remarkable home