

\$439,900 - 6502 45a Avenue, Camrose

MLS® #A2208344

\$439,900

6 Bedroom, 3.00 Bathroom, 2,605 sqft

Residential on 0.17 Acres

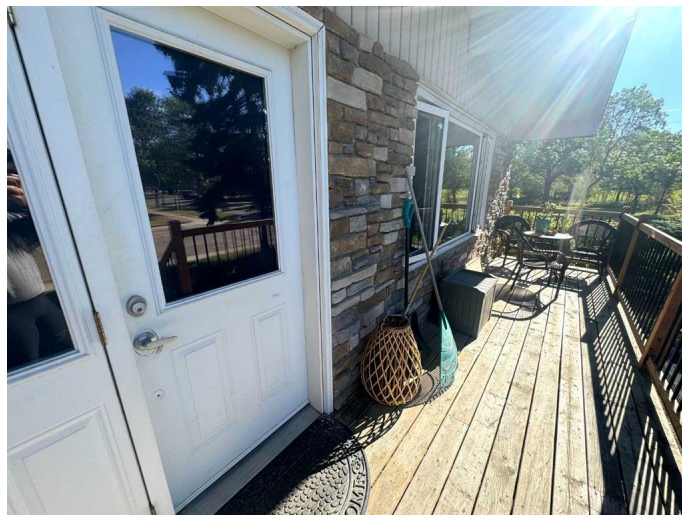
Westmount, Camrose, Alberta

Calling all investors- you won't want to miss out on this unique opportunity in Camrose! Ideally located near Duggan Mall and uptown shopping, this extensively renovated property includes 3 separate living spaces, each with a private entrance. This bungalow boasts 6 bedrooms, 3 bathrooms, and over 2600 square feet, making it the perfect property for a savvy investor or a large family. The main floor features new windows, a huge master bedroom with an in room jet tub, a 3 piece bath, a secondary bedroom, a beautifully updated kitchen, a bright south-facing sitting room, and a cozy sunken den. The basement includes 2 bedrooms, a full kitchen, 4 piece bath, living space and laundry. In the 25' x 50' converted pool addition, you'll find another 3 piece bathroom, 2 bedrooms, a kitchen, and pellet stove. You won't find another place like this!

Built in 1969

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2208344 |
| Price | \$439,900 |
| Bedrooms | 6 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,605 |
| Acres | 0.17 |
| Year Built | 1969 |



| | |
|----------|-------------|
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 6502 45a Avenue |
| Subdivision | Westmount |
| City | Camrose |
| County | Camrose |
| Province | Alberta |
| Postal Code | T4V0C7 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 3 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Pantry, Separate Entrance, Storage, Vinyl Windows, Laminate Counters |
| Appliances | Dishwasher, Dryer, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Electric, Pellet Stove |
| Has Basement | Yes |
| Basement | Full, Suite |

Exterior

| | |
|-------------------|------------------------------------|
| Exterior Features | None |
| Lot Description | Corner Lot, Front Yard, Cul-De-Sac |
| Roof | Asphalt Shingle |
| Construction | Concrete, Stone, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|-------------|-----------------|
| Date Listed | April 3rd, 2025 |
|-------------|-----------------|

| | |
|----------------|----|
| Days on Market | 65 |
| Zoning | RS |

Listing Details

| | |
|----------------|-------------------------------------|
| Listing Office | Coldwell Banker Battle River Realty |
|----------------|-------------------------------------|

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