

# \$389,500 - 6207 48b Avenue, Camrose

MLS® #A2214662

## \$389,500

5 Bedroom, 3.00 Bathroom, 1,472 sqft

Residential on 0.17 Acres

Grandview, Camrose, Alberta

This 1472sqft Bungalow With 5 Bedrooms 3 bathrooms has seen many upgrades in the last few years. Walking up to the house you will enjoy the huge covered front porch. Enter in the front door, you should like how spacious entry way. Moving on to the living room and dining room, you will find the large bay windows. (A plant lovers dream.) There is tons of space for your whole family as you go Around the corner is updated kitchen complete with floor to ceiling double pantry and island. Down the hall you will find the upgraded main bathroom, complete with heated floors, 2 good sized bedrooms, and the primer bedroom with a 2pc ensuite. There is also a massive walk-in linen closet . The basement features a large 4pc bathroom, a wide open family room, 2 massive bedrooms (one has double closets and the other has a full walk-in), the laundry room (complete with sink) and 2 large storage rooms. The attached oversized single garage is 16x25 and has built in shelving a work bench. Outside you will like the 2 tier composite deck, and you can BBQ under a covered deck. There is a double parking/RV pad in the back where you may want to build a second Garage plus the yard is fully fenced. The yard features privacy to enjoy. This house is ready and waiting for you to call home! Some additional upgrades include triple pane windows through out the main floor, patio door, basement windows replaced in 2024, as well as the hot water tank, increased insulation in the attic, plus the soffits and fascia were



done only a few years ago. Chain-link fence, concrete pad in front and sidewalk & around garage . A clean well maintained home that you will want to look at Today.

Built in 1974

### Essential Information

MLS® #	A2214662
Price	\$389,500
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,472
Acres	0.17
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	6207 48b Avenue
Subdivision	Grandview
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 0M2

### Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad, RV Access/Parking, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, No Smoking Home, See Remarks, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, See Remarks, Washer, Window Coverings, Freezer

Heating	Baseboard, Boiler, Hot Water
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Concrete, Composite Siding, Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	April 27th, 2025
Days on Market	3
Zoning	R2

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.