

# \$349,900 - 6513 49 Avenue, Camrose

MLS® #A2231175

**\$349,900**

4 Bedroom, 2.00 Bathroom, 1,152 sqft

Residential on 0.21 Acres

Grandview, Camrose, Alberta

This 1,152 sq ft home sits on an oversized lot surrounded by mature greenery, a large garden, and loads of backyard space. Located just a short walk to grocery stores, walking paths, and an off-leash park, this property combines convenience and space.

Inside, you'll find a massive master bedroom with its own balcony, a cozy basement fireplace, a large laundry room, and 3 additional bedrooms. There's tons of space for the whole family in this house! The property includes three indoor parking spots, and a workspace—perfect for projects or extra storage. Whether you need space for vehicles, tools, or hobbies, there's room here for it all.

Bring your ideas—there's so much potential to put your personal touch on this home and make it your own!

Built in 1971

## Essential Information

MLS® #	A2231175
Price	\$349,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,152
Acres	0.21
Year Built	1971



Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	6513 49 Avenue
Subdivision	Grandview
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 0P6

### **Amenities**

Parking Spaces	3
Parking	Double Garage Detached, Single Garage Attached
# of Garages	3

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 14th, 2025
Days on Market	2

Zoning R2

## Listing Details

Listing Office Central Agencies Realty Inc.

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