



**5620 Marler Drive  
Camrose, Alberta**

**MLS # A2273922**



**\$389,000**

<b>Division:</b>	Marler		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,051 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan, Storage, Tankless Hot Water		

**Inclusions:** n/a

Welcome to the perfect blend of comfort, style, and modern living—right in the heart of Camrose! Step inside this stunning 4-bedroom, 2.5-bathroom home and experience an open-concept design built for entertaining and everyday ease. The chef’s dream kitchen features a gas stove, high-end appliances, and an abundance of counter space—perfect for cooking up something special or hosting unforgettable gatherings. Enjoy year-round comfort with central air conditioning, a premium high-efficiency furnace, and hot water on demand. Outside, the fully fenced backyard offers a safe, private retreat for kids and pets to play. Plus, you can move in with peace of mind knowing the shingles were newly replaced in 2025! Centrally located, this property gives you easy access to schools, parks, shopping, and all that Camrose has to offer. Stylish, updated, and move-in ready!