



6304 39 Avenue
Camrose, Alberta

MLS # A2293761



\$420,000

Division:	Marler		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,138 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.25 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Low Flow Plumbing Fixtures, Storage, Vinyl Windows		

Inclusions: Gas Stove, Electric Stove, Refrigerator (x2), Dishwasher (x2), Washer (x2), Dryer (x2), Upright Freezer (x2), Garage Shelving & Cabinets, All basement furniture & furnishings (negotiable)

Welcome to this well-maintained, move-in-ready family home located in a quiet neighborhood in Camrose. The main floor features 3 bedrooms and 1.5 bathrooms, including a convenient 2-piece ensuite off the primary bedroom. The bright and functional kitchen offers newer appliances and a gas stove, while main floor laundry adds everyday convenience. The newly developed basement provides excellent additional living space with kitchen, living room, dining area, one bedroom, a full bathroom, plus a second set of laundry. Important mechanical updates include a new furnace (2024), central air conditioning (2024), and a newer hot water tank. Outside you'll find a finished and heated double garage with built in storage, a large greenhouse, a fully fenced yard with patio, fruit trees, and a garden area. Alley access adds extra convenience and additional parking. This property shows nicely and offers a great combination of comfort, functionality, and outdoor space in a desirable, quiet location.