



**6706 Marler Drive
Camrose, Alberta**

MLS # A2301769



\$344,900

Division:	Marler		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,000 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: window coverings

Great family home offering 4 bedrooms and 2 bathrooms, designed with comfort and functionality in mind. The open-concept kitchen and living room create a welcoming space, highlighted by a cozy fireplace. Perfect for relaxing evenings. The large kitchen island provides ample seating and is ideal for casual dining or entertaining. Upstairs, you'll find the primary bedroom along with two additional bedrooms and a well-appointed 4-piece bathroom. The lower level features a 3-piece bath, a fourth bedroom, and a versatile flex space that is perfect for a home office or hobby area. The fully developed basement adds even more living space with a generous family room, ideal for movie nights or catching the big game. Step outside from the kitchen onto the deck, a great spot to unwind with your favourite beverage while overlooking the fenced yard. Completing the property is a spacious 26' x 28' detached garage, offering plenty of room for vehicles, storage, or toys. This is a home that truly checks the boxes. Come see it for yourself!