



**6310 44A Avenue
Camrose, Alberta**

MLS # A2307840



\$355,000

Division:	Westmount		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,092 sq.ft.	Age:	1969 (57 yrs old)
Beds:	6	Baths:	2
Garage:	Alley Access, Driveway, Garage Faces Front, RV Access/Parking, Single Gar		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Moveable kitchen island, upstairs living room TV, window coverings, 2 garage remotes, shed

Welcome to this move-in-ready bungalow tucked away in a quiet cul-de-sac in one of Camrose's most desirable neighbourhoods. This home offers the perfect combination of space, updates, charm, and functionality. Featuring 6 bedrooms and 2 full bathrooms, this property provides exceptional flexibility for large families, guests, or home office setups. The main floor boasts an inviting living room with large updated windows (2022) that fill the space with natural light, a vaulted ceiling with an exposed beam and engineered bamboo flooring throughout that adds to the character of the open concept living space. The refreshed kitchen is complete with updated cabinetry, butcher block countertops, a movable island, and newer stainless steel appliances. Other upgrades include shingles replaced in 2020, a hot water tank installed in 2022, a high efficiency furnace, and a new fence added in 2021. The basement is fully developed (2019) with vinyl windows throughout, enhancing both comfort and efficiency. The attached single car garage and paved front driveway add year-round convenience. Step outside to enjoy a generous 14' x 22' deck overlooking the fully fenced yard—perfect for entertaining or relaxing. At the rear of the property, there is a gravel pad for extra or RV parking. Convenience is key- you'll find schools, playgrounds, services/shopping, clinics and churches all within walking distance! This is a rare opportunity to own a spacious, move-in-ready home in a quiet, family-friendly location—don't miss it!