



**4209 63 Street  
Camrose, Alberta**

**MLS # A2316025**



**\$499,900**

<b>Division:</b>	Marler		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,460 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot, Private		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** fridge, stove, dishwasher, hood fan, garburator, A/C, blinds, central vac & attachments, washer, dryer, shelving in family room, reverse osmosis system (not currently installed), basement fridge, shed, garage opener & remote(s)

Welcome to this beautiful 1,460 sq ft bungalow, perfectly tucked away in a quiet, family-friendly cul-de-sac where kids can ride bikes freely and neighbours quickly become friends. Set on a spacious, mature lot, this home offers the perfect balance of privacy, comfort, and everyday functionality. From the moment you step inside, you're welcomed by a bright and inviting front living room that flows effortlessly into the dining area, an ideal setting for both relaxed family dinners and hosting guests. The updated kitchen features refreshed cabinetry with new cabinet fronts, quartz countertops, and a layout designed for ease and connection, all while overlooking the heart of the home. Just beyond, the stunning family room offers a warm and comfortable retreat, complete with a gas fireplace and patio doors that open to a covered patio and a beautifully fenced backyard surrounded by mature trees, your own private outdoor escape. The main floor includes three well-appointed bedrooms, highlighted by a serene primary suite where large windows frame the natural surroundings like artwork, creating a peaceful and calming atmosphere. The updated main bathroom serves the 3 main floor bedrooms. A handy 2pc bathroom will come in handy for guests. Downstairs, the fully developed basement expands your living space with a generous rec room, an additional bedroom, a full bathroom, and a sauna, perfect for unwinding at the end of the day. Ample storage ensures everything has its place. The attached heated 22x22 double garage adds year-round comfort and practicality. Ideally located just minutes from the new elementary school, parks, and walking paths, yet quietly removed in a sought-after cul-de-sac, this home offers the lifestyle every family dreams of, space to grow, room to gather, and a true sense of community.