



**6314 43A Avenue Close
Camrose, Alberta**

MLS # A2322686



\$399,900

Division:	Marler		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,380 sq.ft.	Age:	1978 (48 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	RV Access/Parking, Single Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Gentle Sloping, Landscaped, Many Trees		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Chest Freezer in Basement

For the first time ever this - Original Owner - 6 Bedroom Home - hits the market. Set in a perfect cul-de-sac location and close to schools and West end Amenities. When you turn onto the avenue you'll think... "There it is!" Tucked at the end of the road and sitting on a huge pie shaped lot, this 1380sqft bungalow has room for everyone. A great entrance leads you in and immediately you know this home is very welcoming. A large front living room with updated vinyl windows faces out into the cul de sac and shares a space with a dining area that can easily expand to fit the whole family. A central kitchen provides a view into the yard and plenty of prep space with a wrap around design and centre island. Main floor provides 3 bedrooms with the primary featuring its own private 2pc ensuite with good storage; there's also a 4pc main bath. Basement comes fully finished with lots to offer. Large Family room with gas insert fireplace, 3 more bedrooms, an updated 3pc bath with full tile shower, laundry area and tons of storage. Headed outside you'll forget you're in the City with the mature landscaping and full trees. This pie shaped lot gives tons of room for yard space and is already set up with some garden boxes and a handy RV parking option. Speaking of parking, there is a 16x24 attached oversized single garage with access right into the back entry too. This timeless home is in such good shape and ready for you.