

# \$444,000 - 6502 45a Avenue, Camrose

MLS® #A2208344

**\$444,000**

6 Bedroom, 3.00 Bathroom, 2,605 sqft

Residential on 0.17 Acres

Westmount, Camrose, Alberta

Calling all investors- you won't want to miss out on this unique opportunity in Camrose! Ideally located near Duggan Mall and uptown shopping, this extensively renovated property includes 3 separate living spaces, each with a private entrance. This bungalow boasts 6 bedrooms, 3 bathrooms, and over 2600 square feet, making it the perfect property for a savvy investor or a large family. The main floor features new windows, a huge master bedroom with an in room jet tub, a 3 piece bath, a secondary bedroom, a beautifully updated kitchen, a bright south-facing sitting room, and a cozy sunken den. The basement includes 2 bedrooms, a full kitchen, 4 piece bath, living space and laundry. In the 25' x 50' converted pool addition, you'll find another 3 piece bathroom, 2 bedrooms, a kitchen, and pellet stove. You won't find another place like this!

Built in 1969

## Essential Information

MLS® #	A2208344
Price	\$444,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	2,605
Acres	0.17
Year Built	1969



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	6502 45a Avenue
Subdivision	Westmount
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V0C7

### Amenities

Parking Spaces	3
Parking	Parking Pad

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Pantry, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Pellet Stove
Has Basement	Yes
Basement	Full, Suite

### Exterior

Exterior Features	None
Lot Description	Corner Lot, Cul-De-Sac, Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 3rd, 2025
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Days on Market	19
Zoning	RS

**Listing Details**

Listing Office	Coldwell Banker Battle River Realty
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