

Courtesy Of Lucky Evbagharu Of Century 21 Leading

\$359,000 - 6507 45a Avenue, Camrose

MLS® #E4421557

\$359,000

3 Bedroom, 2.00 Bathroom, 1,069 sqft

Single Family on 0.00 Acres

Westmount (Camrose), Camrose, AB

Welcome to your beautifully renovated home in a quiet cul-de-sac in the desirable Westmount neighborhood of Camrose, Alberta! This stunning property features 3 bedrooms and 2 modern bathrooms, highlighted by an open-concept kitchen equipped with brand new stainless steel appliances. The expansive living room boasts a cozy fireplace, perfect for creating warm memories. Enjoy the finished basement with a recreation room ideal for entertaining or relaxing and the 2nd bathroom. Outside, you'll find a spacious backyard, a double car garage, and convenient RV parking. With nearby amenities, parks, schools, golf course and nearby shopping centre, this home combines comfort and convenience in a friendly community. Don't miss your chance to make this exceptional property your own!

Built in 1969

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4421557 |
| Price | \$359,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,069 |



| | |
|------------|------------------------|
| Acres | 0.00 |
| Year Built | 1969 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 3 Level Split |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 6507 45a Avenue |
| Area | Camrose |
| Subdivision | Westmount (Camrose) |
| City | Camrose |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4V 0C8 |

Amenities

| | |
|-----------|---|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Crawl Space, Deck, Detectors Smoke, Front Porch, Hot Water Electric, R.V. Storage, Wall Unit-Built-In |
| Parking | Double Garage Attached, RV Parking |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Glass Door, Insert, Remote Control |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | See Remarks, Brick, Wood, Stucco |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Golf Nearby, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | See Remarks, Brick, Wood, Stucco |
| Foundation | Brick, Concrete Perimeter |

Additional Information

Date Listed February 14th, 2025

Days on Market 80

Zoning Zone 80

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Listing information last updated on May 5th, 2025 at 5:17am MDT