

# \$499,000 - 6407 43 Avenue, Camrose

MLS® #A2242451

**\$499,000**

4 Bedroom, 3.00 Bathroom, 1,577 sqft

Residential on 0.16 Acres

Marler, Camrose, Alberta

Looking for the perfect blend of style, substance, and a splash of luxury? This beautifully updated bungalow in the heart of Camrose delivers it all—and then some. With three bedrooms on the main floor, including a spacious primary suite featuring a walk-in closet and a sleek three-piece en-suite, this home is equal parts function and flair. The living area wows with vaulted ceilings and transom windows that flood the space with natural light. The kitchen? A showstopper—quartz countertops, gleaming new appliances, and crisp cabinetry, all ready to impress your guests or elevate your midnight snack runs. Downstairs, you'll find a fully finished basement with a fourth bedroom, another 3-piece bathroom, loads of storage, and a massive recreation area for movie nights, home workouts, or kids'™ chaos containment. This home has been lovingly updated from top to bottom since 2019, including a brand-new interlock slate roof in 2024 with a 50-year lifespan—talk about peace of mind! The furnace was installed in 2021, and the entire home features new blinds, a roughed-in central vac, and a heated attached garage complete with built-in drawers and storage under the landing. And when it's™ time to unwind? Step into your private backyard oasis, complete with a fenced yard and a luxurious Spaberry hot tub—because you deserve it. Centrally located and close to everything Camrose has to offer, this home checks every box and then adds a few more.



Come see it before it's gone!

Built in 1978

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2242451    |
| Price          | \$499,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,577       |
| Acres          | 0.16        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 6407 43 Avenue |
| Subdivision | Marler         |
| City        | Camrose        |
| County      | Camrose        |
| Province    | Alberta        |
| Postal Code | T4V 3M9        |

**Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 2                                     |
| Parking        | Double Garage Attached, Heated Garage |
| # of Garages   | 2                                     |

**Interior**

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                                         |
| Heating           | Forced Air                                                                                                                                                 |
| Cooling           | None                                                                                                                                                       |

|                 |                                                               |
|-----------------|---------------------------------------------------------------|
| Fireplace       | Yes                                                           |
| # of Fireplaces | 2                                                             |
| Fireplaces      | Basement, Brick Facing, Decorative, Living Room, Wood Burning |
| Has Basement    | Yes                                                           |
| Basement        | Finished, Full                                                |

## Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Private Yard                                                |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Irregular Lot, Landscaped |
| Roof              | Metal                                                       |
| Construction      | Vinyl Siding                                                |
| Foundation        | Poured Concrete, Wood                                       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 13              |
| Zoning         | R1              |

## Listing Details

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | Coldwell Banker Battle River Realty |
|----------------|-------------------------------------|

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