

# \$194,000 - 311, 4623 65 Street, Camrose

MLS® #A2253146

**\$194,000**

2 Bedroom, 2.00 Bathroom, 1,246 sqft

Residential on 0.00 Acres

Westmount, Camrose, Alberta

Looking for a bright and spacious condo with a great layout? Welcome to Crown Place! This 2 bedroom, 2 bathroom home has 1246 sq ft of living space, plus sunshine galore thanks to its south AND west exposure. You™ll love the natural light that floods into both sunrooms, the living area, and the bedrooms. On those cooler evenings, the cozy gas fireplace makes the perfect spot to unwind.

The primary bedroom is huge, with two sets of double closets and a 3-piece ensuite. The second bedroom also has its own ensuite, which doubles as the main bathroom, making this a fantastic setup for roommates, guests, or just a little extra privacy. In-suite laundry is a great feature with bonus storage space, for those seasonal extras.

One of the best features? The wall of south-facing windows with a 3rd floor view of the high school soccer field. It™s just green grass & trees as far as you can see, a rare find that feels private and peaceful! No need for art on the walls as the natural art changes with the seasons!

Crown Place isn™t just about the condo unit though. The building itself has a friendly community vibe with a large lobby where theres always someone to chat with over coffee, plus a games room, kitchenette, puzzle/book room, and an exercise room. With shopping, restaurants, and medical clinics nearby, everything you need is right at your fingertips. You'll appreciate the assigned powered parking stall and visitor parking here



as well!

Built in 1998

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2253146          |
| Price          | \$194,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,246             |
| Acres          | 0.00              |
| Year Built     | 1998              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 311, 4623 65 Street |
| Subdivision | Westmount           |
| City        | Camrose             |
| County      | Camrose             |
| Province    | Alberta             |
| Postal Code | T4V 4R3             |

**Amenities**

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Party Room, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                      |
| Parking        | Assigned, Stall                                                                        |

**Interior**

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Closet Organizers, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | See Remarks                                                          |
| Heating           | In Floor                                                             |
| Cooling           | None                                                                 |
| Fireplace         | Yes                                                                  |
| # of Fireplaces   | 1                                                                    |

|              |                  |
|--------------|------------------|
| Fireplaces   | Gas, Living Room |
| # of Stories | 4                |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Courtyard, Lighting, Private Entrance |
| Roof              | Asphalt Shingle                       |
| Construction      | Brick, Stucco, Wood Frame             |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 26                  |
| Zoning         | DC                  |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker OnTrack Realty |
|----------------|--------------------------------|

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