

# \$309,900 - 6505 45a Avenue, Camrose

MLS® #A2265697

**\$309,900**

3 Bedroom, 2.00 Bathroom, 1,045 sqft

Residential on 0.15 Acres

Westmount, Camrose, Alberta

Welcome home to this charming 1,045 sq. ft. bungalow, ideally located close to west-end shopping and great schoolsâ€”perfect for a young family or first-time homebuyer! This inviting home offers a bright and functional main floor featuring three bedrooms, a spacious living room, a welcoming dining area, and an updated kitchen with soft-closing white cabinetry. A fresh coat of paint in your own palette will make this home truly yours. The basement has been opened and is ready for your finishing touchesâ€”complete with a 3-piece bathroom, laundry, and storage area. Many major updates have already been taken care of, including a new furnace and hot water tank (2015), new shingles (2020), washer and dryer (2020), new doors and deadbolts (2020), garage doors & garage door opener (2020) with 2 controls, and a lovely deck added in 2021. Youâ€™ll also appreciate the new egress windows (2024 & 2025) and the convenient side entrance offering easy access to both the main floor and basement. Enjoy the outdoors in your fenced backyard featuring mature trees, a private deck area, and an 8' x 15' storage shed. The double detached garage provides plenty of space for parking or projects. With central vac, all-new windows, and so many recent updates, this home truly has it allâ€”with just a small amount of sweat equity this home is everything you could wish for.

Built in 1969



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265697    |
| Price          | \$309,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,045       |
| Acres          | 0.15        |
| Year Built     | 1969        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6505 45a Avenue |
| Subdivision | Westmount       |
| City        | Camrose         |
| County      | Camrose         |
| Province    | Alberta         |
| Postal Code | T4V 0C8         |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Vinyl Windows, Closet Organizers, Central Vacuum, Laminate Counters |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer        |
| Heating           | Forced Air, Natural Gas                                                                              |
| Cooling           | None                                                                                                 |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full                                                                                                 |

## Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Private Yard, BBQ gas line, Rain Barrel/Cistern(s) |
|-------------------|----------------------------------------------------|

|                 |                                                                                         |
|-----------------|-----------------------------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Garden, Irregular Lot |
| Roof            | Asphalt Shingle                                                                         |
| Construction    | Wood Frame                                                                              |
| Foundation      | Poured Concrete                                                                         |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 8                  |
| Zoning         | 25                 |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Edmonton) Ltd. |
|----------------|------------------------------------|

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