

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 49

Zoning Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 5:02am MDT