

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 65

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 19th, 2025 at 10:47pm MDT