

# **\$585,000 - 6312 43a Avenue, Camrose**

MLS® #A2201548

**\$585,000**

4 Bedroom, 4.00 Bathroom, 2,376 sqft

Residential on 0.23 Acres

Marler, Camrose, Alberta

This spacious family home boasts over 2,300 square feet and is perfectly situated in a quiet cul-de-sac, just steps from Chester Ronning School. Sitting on a massive pie-shaped lot, this property offers ample space, including extra RV parking in the back.

The upper level features four generously sized bedrooms, including a spacious primary suite with a four-piece ensuite. A sizable bonus room provides additional living space, and an updated four-piece bathroom ensures comfort for the entire family.

On the main floor, natural light fills the bright living room, complete with a wood-burning fireplace insert. The formal dining room and second eating area complement the stylish white kitchen, making it easy to host and feed the family. A two-piece bathroom and a convenient den, ideal for a home office, round out this level.

The heated attached garage ensures year-round comfort, while the full basement provides abundant storage and recreation space, along with a three-piece bathroom.

With its prime location, spacious layout, and thoughtful features, this home is designed for family living at its best!

Built in 1978



## Essential Information

MLS® #	A2201548
Price	\$585,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,376
Acres	0.23
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	6312 43a Avenue
Subdivision	Marler
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 3N3

## Amenities

Parking Spaces	2
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	38
Zoning	R1

### **Listing Details**

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