

# \$389,000 - 6301 43a Avenue Close, Camrose

MLS® #A2218732

**\$389,000**

3 Bedroom, 2.00 Bathroom, 1,510 sqft

Residential on 0.01 Acres

Westmount, Camrose, Alberta

Welcome to a home bursting with charm—just steps from the new Chester Ronning School, making it the perfect family-friendly haven. This spacious 1,510 square foot bungalow offers a well-thought-out layout with three generous bedrooms and two bathrooms, ideal for families of all sizes. As you step through the front door, you're greeted by a huge and inviting living room, a warm welcome for guests and a cozy retreat for everyday living. The kitchen offers plenty of storage and even has room for a quaint eating nook, though you might choose to reserve the adjacent dining room for those special family dinners and larger gatherings. Right off the kitchen, a comfortable family room provides that extra space everyone needs—perfect for hosting, relaxing, or keeping the kids entertained. The bedrooms are all generously sized, and the primary bedroom is complete with a three-piece ensuite, offering privacy and convenience. Recent updates provide peace of mind, with a new furnace installed in 2022, upgraded plumbing, and fresh eaves and downspouts. The property was regraded in 2022 to keeping things dry and secure, and a new fence was added in 2022 for both privacy and aesthetic appeal. Step inside and enjoy the feel of a freshly painted interior and brand new carpet(2025), giving the home a clean and updated look. The unfinished basement is a blank canvas—ready for your custom touch, whether it's a rec room, gym, or extra bedrooms. And let's not forget the double



attached garageâ€”a feature that will add both function and future value. Out back, the private backyard is tailor-made for summer barbeques and gatherings with family and friends. So fire up the grill and start dreamingâ€”this home is more than just a house; itâ€™s your next chapter.

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Built in 1978

### Essential Information

MLS® #	A2218732
Price	\$389,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,510
Acres	0.01
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	6301 43a Avenue Close
Subdivision	Westmount
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 3N3

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 21st, 2025
Days on Market	9
Zoning	25

## Listing Details

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