

# \$331,500 - 6508 45 Avenue, Camrose

MLS® #A2241644

## \$331,500

4 Bedroom, 2.00 Bathroom, 1,168 sqft

Residential on 0.14 Acres

Westmount, Camrose, Alberta

Welcome to this well-kept 1168 sq ft bungalow, ideally located near shopping and schools. The main floor offers a functional layout with three bedrooms, a spacious living room, a 4-piece bathroom, and a kitchen with ample cabinetry for all your storage needs. For added convenience, laundry has been thoughtfully relocated to the main floor, replacing one of the bedrooms and making day-to-day living more accessible. This could easily be converted back to a bedroom and laundry moved to the basement.

The fully developed basement features a flexible space plumbed for a wet bar. There is also a generous family room, an additional bedroom, and a 3-piece bathroom.

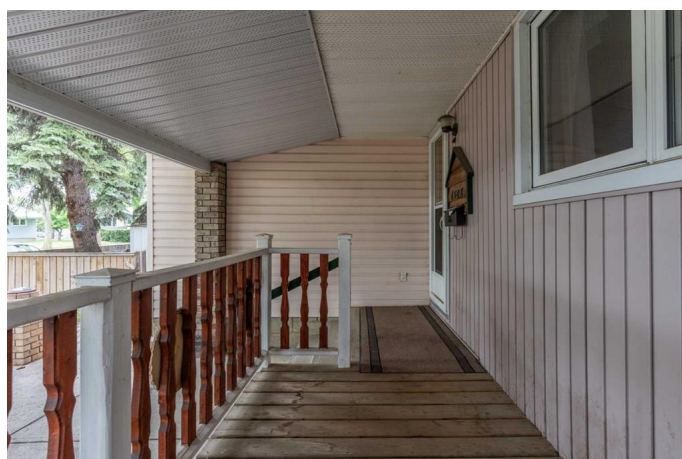
Outside, you'll find a 22' x 32' garage that easily accommodates two vehicles and includes a heated workshop space. Perfect for hobbies or year-round projects.

This well-maintained home combines comfort, functionality, and a prime location. A must-see!

Built in 1966

## Essential Information

MLS® #	A2241644
Price	\$331,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,168



Acres	0.14
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	6508 45 Avenue
Subdivision	Westmount
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 0C5

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, See Remarks
# of Garages	2

### Interior

Interior Features	Built-in Features, Bar
Appliances	Dishwasher, Freezer, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 24th, 2025
Days on Market	56

Zoning

R1

## **Listing Details**

Listing Office

RE/MAX Real Estate (Edmonton) Ltd.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.