

\$419,000 - 4313 65 Street, Camrose

MLS® #A2245735

\$419,000

5 Bedroom, 2.00 Bathroom, 1,287 sqft

Residential on 0.17 Acres

Marler, Camrose, Alberta

Welcome to this well maintained 1287 sq ft bi-level home, ideally located close to schools, churches, and shopping in one of Camrose's most desirable areas. This property offers space, comfort, and exceptional outdoor features that set it apart. You'll be impressed by the oversized kitchen with extensive cabinetry, a functional prep island, breakfast bar, and direct access to a sunny deck off the dining area. The bright and spacious living room features a beautiful bay window, custom built-in shelving that flanks a stunning gas fireplace, perfect for relaxing or entertaining.

The main floor includes three comfortable bedrooms and a full 4-piece bathroom. The lower level offers two more bedrooms, a large rec room, and a generous laundry room. There's also a separate back entrance for additional flexibility in how you use the space, as well as a charming wood-burning fireplace. You'll notice a stove hooked up in the basement. Ideal for when you're hosting big family gatherings.

Outdoors, the landscaping is truly unmatched. Enjoy a manicured front and back yard filled with vibrant perennials, raised garden beds, and a small greenhouse for the green thumb in the family. Whether you're enjoying morning coffee on the deck or tending to the gardens, this yard is a peaceful retreat.

The 24' x 26' detached garage with alley access provides plenty of room for parking, storage, or hobby projects.



This is a rare opportunity to own a home that offers both indoor and outdoor space in a fantastic location.

Built in 1979

Essential Information

MLS® #	A2245735
Price	\$419,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,287
Acres	0.17
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	4313 65 Street
Subdivision	Marler
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 2J6

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Kitchen Island, Open Floorplan
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas, Living Room, Wood Burning, Recreation Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Private
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 5th, 2025
Days on Market	6
Zoning	RS

Listing Details

Listing Office	Coldwell Banker OnTrack Realty
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