

\$369,900 - 6406 43 Avenue, Camrose

MLS® #A2264180

\$369,900

3 Bedroom, 4.00 Bathroom, 1,485 sqft

Residential on 0.13 Acres

Marler, Camrose, Alberta

Charming Custom Home in a Prime Camrose Location. Welcome to this beautifully cared for 1976 custom home in one of Camrose's most desirable areas- just steps from schools, shopping and parks! The Main level features a sunken living room with wood burning fireplace, 2 piece bathroom, a bright dining area and private kitchen with a cozy eat-in nook.-perfect for morning coffee. Enjoy the convenience of main floor laundry and plenty of storage throughout. Upstairs, you'll find two spacious bedrooms and a full bathroom. The Primary is tucked away and offers privacy with it's own 2 piece bathroom and walk in closet. The lower level includes a large rec room, 3 piece bathroom and flex space with exterior access- great for guests, home office or hobbies. Outside, the fully fenced backyard provides room to relax and play, while the double detached garage, extra parking space and front carport add everyday convenience. Lovingly maintained and impeccably cared for, this home features newer windows and exterior doors throughout, adding comfort and efficiency. Ready for you to add your modern touch and make it your own!

Built in 1976

Essential Information

MLS® # A2264180

Price \$369,900



Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,485
Acres	0.13
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	6406 43 Avenue
Subdivision	Marler
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V3M8

Amenities

Parking Spaces	5
Parking	Carport, Double Garage Detached
# of Garages	2

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows, Suspended Ceiling
Appliances	Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Wood Burning, Family Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Irregular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 25th, 2025
Days on Market	26
Zoning	R1

Listing Details

Listing Office	The Realty Bureau
----------------	-------------------

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.