

\$389,000 - 6307 45 Avenue, Camrose

MLS® #A2222851

\$389,000

4 Bedroom, 2.00 Bathroom, 1,083 sqft

Residential on 0.15 Acres

Westmount, Camrose, Alberta

You'll be charmed at the curb but wait till you see inside! Situated in a sought-after neighborhood just steps from three schools and shopping, this charming 1083 sq ft bungalow offers the perfect blend of convenience, comfort, and style. From the moment you arrive, you'll notice the fresh curb appeal with newer sod and a welcoming exterior, complimented by fresh paint throughout the main floor and modern updates that make this home feel fresh and on-trend. The main floor features three bright and spacious bedrooms, a beautifully updated full bathroom, a generous living room with a nice bright window, and a cozy kitchen with ample storage, new appliances and a breakfast bar. A charming dining area with built-in storage adds extra functionality and character. The fully finished basement offers even more living space, including a fourth bedroom, a 3-piece bathroom, and a large rec room complete with a wet bar, ideal for entertaining or relaxing. Step outside to a backyard designed for both fun and function: a large, low-maintenance deck with a natural gas BBQ housed in a dedicated cooking shed, a vast green space, a large storage shed, RV parking, and an immaculate wood fence built in 2023. Topping it all off is a double detached heated garage, perfect for our colder months. Additional recent upgrades include house shingles replaced in 2022 and garage shingles in 2021.



This updated gem is a rare find in a truly prime location!

Built in 1965

Essential Information

MLS® #	A2222851
Price	\$389,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,083
Acres	0.15
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	6307 45 Avenue
Subdivision	Westmount
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 0C3

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Storage, Vinyl Windows, Wet Bar
Appliances	Bar Fridge, Dishwasher, Electric Oven, Garage Control(s), Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard, Barbecue
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 20th, 2025
Days on Market	5
Zoning	RS

Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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