

# \$334,900 - 6501 46 Avenue, Camrose

MLS® #A2140140

**\$334,900**

4 Bedroom, 2.00 Bathroom, 1,166 sqft  
Residential on 0.15 Acres

Westmount, Camrose, Alberta

This meticulously maintained home, lovingly cared for by the same family since it was built, is the perfect blend of character, practicality, and location. Situated at the start of a quiet close with a playground just steps away, this home is walking distance to three schools, shopping, and countless other amenitiesâ€”making it an unbeatable spot for families.

Inside, the main floor features 3 bedrooms and has been beautifully updated with new vinyl plank flooring, a completely modernized bathroom, a newly built kitchen pantry, and a fresh coat of paint throughout.

Downstairs, you'll find a delightful time capsule basement with all-original features and décor, ideal for retro enthusiasts or those seeking a fun update project. The lower level has an immense amount of storage space and also includes a second sizable living room, fourth bedroom, a second bathroom, laundry room, cold storage, and waitâ€¦is thatâ€¦the ideal bonus room to put a hidden bookcase entrance? Yesâ€¦it is.

Outside, youâ€™ll find a detached double garage offering plenty of parking and storage. Whether youâ€™re looking for charm, convenience, or room to grow, this home has it all!



Built in 1967

## Essential Information

MLS® #	A2140140
Price	\$334,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,166
Acres	0.15
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	6501 46 Avenue
Subdivision	Westmount
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 0E6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Garage Door Opener, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Built-in Features, No Animal Home, No Smoking Home, Storage, Bookcases, Pantry
Appliances	Dishwasher, Refrigerator, Dryer, Freezer, Microwave, Range, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Storage
Lot Description	Back Lane, Front Yard, Corner Lot, Cul-De-Sac, Irregular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 17th, 2025
Days on Market	23
Zoning	R1

### **Listing Details**

Listing Office	Central Agencies Realty Inc.
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