



**6508 45 Avenue , Camrose, Alberta - \$331,500**



Main Photo

## Property Description

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 complete with a wet bar that is ideal for entertaining. 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!

## REALTOR Referral

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REALTOR®

**Mobile:** N/A

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