

# \$339,000 - 6002 44 Avenue, Camrose

MLS® #A2208232

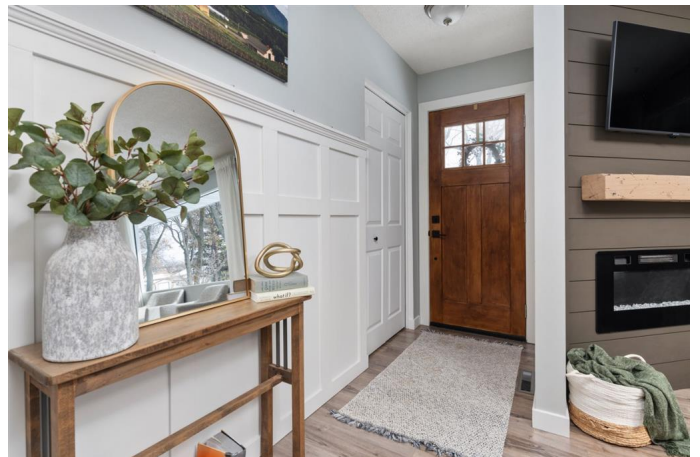
**\$339,000**

5 Bedroom, 2.00 Bathroom, 1,100 sqft  
Residential on 0.17 Acres

Mount Pleasant, Camrose, Alberta

Nestled in a fantastic location close to parks, schools, and recreational amenities, this inviting 1,100 sq.ft. bungalow offers comfort and convenience for your family. With 3+2 bedrooms, there's room to grow! The bright and airy living room features a large window that fills the space with natural light. A cozy fireplace provides some evening ambiance to the space, the on-trend design will impress your guests and have you feeling right at home in your main living space. The spacious dinette is perfect for family meals with the patio doors lead to a private deck & patio—ideal for relaxing and enjoying your backyard with the family.

The updated kitchen is equipped with a fantastic island & breakfast bar, stunning shaker style cabinets with plenty of storage, a gorgeous back splash and a nice big window looking out to the backyard. You'll find three cozy bedrooms on the main floor, the captivating bedroom designs will make your kids want to stay young forever. The back entry is ideally set up with hooks for the kids backpacks and coats. The functional basement includes a large rec room, two additional bedrooms, a 3 pc bathroom, laundry & utility room and ample storage space. Outside, the landscaped yard is fully fenced, offering privacy and a great place to unwind. The 16'x24' garage provides room for parking or projects, plus there's RV parking and alley access for added convenience. You're just steps away from 3



schools and the rec centre & swimming pool!

Ideally located in one of the BEST

neighbourhoods!

Whether you're looking for your first home or a comfortable place to downsize, this affordable bungalow offers a wonderful location and great value.

Built in 1969

### **Essential Information**

MLS® #	A2208232
Price	\$339,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,100
Acres	0.17
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	6002 44 Avenue
Subdivision	Mount Pleasant
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 0B2

### **Amenities**

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Storage
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Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	4
Zoning	RS

## Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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