

\$389,000 - 6301 43a Avenue Close, Camrose

MLS® #A2218732

\$389,000

3 Bedroom, 2.00 Bathroom, 1,510 sqft

Residential on 0.01 Acres

Westmount, Camrose, Alberta

Welcome to a home bursting with charm—just steps from the new Chester Ronning School, making it the perfect family-friendly haven. This spacious 1,510 square foot bungalow offers a well-thought-out layout with three generous bedrooms and two bathrooms, ideal for families of all sizes. As you step through the front door, you're greeted by a huge and inviting living room, a warm welcome for guests and a cozy retreat for everyday living. The kitchen offers plenty of storage and even has room for a quaint eating nook, though you might choose to reserve the adjacent dining room for those special family dinners and larger gatherings. Right off the kitchen, a comfortable family room provides that extra space everyone needs—perfect for hosting, relaxing, or keeping the kids entertained. The bedrooms are all generously sized, and the primary bedroom is complete with a three-piece ensuite, offering privacy and convenience. Recent updates provide peace of mind, with a new furnace installed in 2022, upgraded plumbing, and fresh eaves and downspouts. The property was regraded in 2022 to keeping things dry and secure, and a new fence was added in 2022 for both privacy and aesthetic appeal. Step inside and enjoy the feel of a freshly painted interior and brand new carpet(2025), giving the home a clean and updated look. The unfinished basement is a blank canvas—ready for your custom touch, whether it's a rec room, gym, or extra bedrooms. And let's not forget the double



attached garageâ€”a feature that will add both function and future value. Out back, the private backyard is tailor-made for summer barbeques and gatherings with family and friends. So fire up the grill and start dreamingâ€”this home is more than just a house; itâ€™s your next chapter.

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Built in 1978

Essential Information

MLS® #	A2218732
Price	\$389,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,510
Acres	0.01
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	6301 43a Avenue Close
Subdivision	Westmount
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 3N3

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Laminate Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 21st, 2025
Days on Market	2
Zoning	25

Listing Details

Listing Office	RE/MAX Real Estate (Edmonton) Ltd.
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