

# \$415,000 - 4213 63 Street, Camrose

MLS® #A2209275

**\$415,000**

3 Bedroom, 3.00 Bathroom, 1,694 sqft

Residential on 0.17 Acres

Marler, Camrose, Alberta

This charming 1,694 sq ft 4-level split offers incredible space, comfort, and characterâ€”perfect for families or anyone seeking a warm and welcoming home. With great curb appeal and a location just a stoneâ€™s throw from the brand-new Chester Ronning School, convenience and community are at your doorstep. Inside, you'll find 3 bedrooms upstairs and a main floor office that could easily serve as a fourth bedroom, along with 3 bathrooms, including a lovely primary suite complete with a 3-piece en suite featuring a luxurious steam shower. The bright and fresh kitchen flows into a formal dining area, while the hardwood flooring in the living room adds warmth and character. A cozy family room with a wood-burning fireplace opens directly to your private, fenced backyardâ€”ideal for entertaining or relaxing. The lower level includes a second family room and ample storage. With vinyl windows and an oversized single detached garage, this well-maintained home checks all the boxes!

Built in 1974

## Essential Information

MLS® #	A2209275
Price	\$415,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,694
Acres	0.17
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	4213 63 Street
Subdivision	Marler
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 2W3

### **Amenities**

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Crawl Space

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  April 11th, 2025

Days on Market            16

Zoning                        R1

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.