

\$640,000 - 4210 63 Street, Camrose

MLS® #A2228437

\$640,000

5 Bedroom, 4.00 Bathroom, 2,667 sqft

Residential on 0.34 Acres

Marler, Camrose, Alberta

Beautiful property located in one of the nicest areas of Camrose. Welcome to this truly one of a kind property located in a quiet crescent location. From the moment you walk through the front door you'll notice the expansive space and beautiful natural light that fills every room. The large sunken sitting room is a family favourite and an excellent space to relax after a long day. From the kitchen you have another sitting area that would make a great office space as well as a formal dining area and another family room to enjoy. Upstairs is complete with 4 bedrooms, one of which is the primary bedroom with lovely ensuite. A nicely updated bathroom completes the upper level. The lower level is a fully legal suite with separate entrance that could be a great investment or maybe you have a family member who you'd like to keep close. The suite could likely bring in upwards of \$1000 per month. You have it all right here. Outside you'll notice the huge back yard that provides wonderful privacy. A double car garage with solar panels is also an added bonus. Properties with locations and yards such as these don't come on the market that often. What a location, what a home!

Built in 1974

Essential Information

MLS® # A2228437

Price \$640,000



| | |
|----------------|-------------|
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,667 |
| Acres | 0.34 |
| Year Built | 1974 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 4210 63 Street |
| Subdivision | Marler |
| City | Camrose |
| County | Camrose |
| Province | Alberta |
| Postal Code | T4V 2W2 |

Amenities

| | |
|----------------|--------------------------------------|
| Parking Spaces | 2 |
| Parking | Alley Access, Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Kitchen Island, Pantry, See Remarks, Soaking Tub, Beamed Ceilings |
| Appliances | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Up To Grade |

Exterior

| | |
|-------------------|--------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard |
|-------------------|--------------------------------|

| | |
|-----------------|---|
| Lot Description | Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscaped, Many Trees, No Neighbours Behind, Private, Treed |
| Roof | Asphalt Shingle |
| Construction | Brick, Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 11th, 2025 |
| Days on Market | 16 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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