

# \$481,000 - 6312 38 Avenue close, Camrose

MLS® #A2222918

**\$481,000**

5 Bedroom, 3.00 Bathroom, 1,154 sqft  
Residential on 0.17 Acres

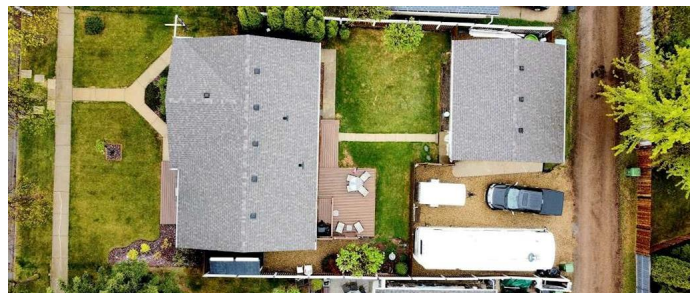
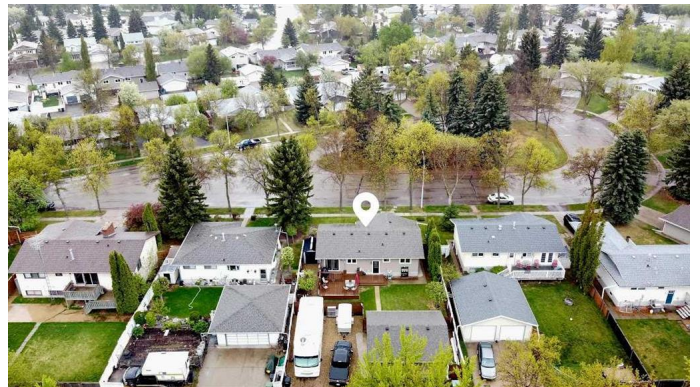
Marler, Camrose, Alberta

Discover this beautifully maintained and fully renovated 5-bedroom bungalow, nestled in a mature, highly sought-after cul-de-sac with a serene green space at its center. This home combines modern updates with spacious living, perfect for families or those seeking comfort and tranquility.

The bright and inviting main floor showcases a south-facing living room that floods the room with natural light, creating a warm and welcoming atmosphere. Adjacent is a spacious eat-in kitchen, featuring a large island, newer appliances, and ample storage for all your culinary needs. Down the hall, you'll find two generously sized bedrooms, a 4-piece washroom with a jet tub-shower combo, and a large primary bedroom complete with a convenient 2-piece ensuite.

The lower level offers a large sitting room with a dedicated flex area, ideal for relaxation or fitness. Two additional bedrooms provide flexibility for guests, a home office, or growing families. A compact kitchenette area is perfect for extra cooking space or quick snacks for watching your favorite sports games or movies.

Outside, you'll find a 26x24 insulated garage that will provide ample space for vehicles as well as a large RV Parking pad. You can also enjoy the spacious two-tier deck and well manicured lawn perfect for summer entertaining and delicious Barbecued meals. This privately located, move-in-ready bungalow blends modern updates with



functional living spaces, making it an ideal choice for your next home.

Built in 1975

### Essential Information

MLS® #	A2222918
Price	\$481,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,154
Acres	0.17
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	6312 38 Avenue close
Subdivision	Marler
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 2Z7

### Amenities

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Sump Pump(s)
Appliances	Dishwasher, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Level, Rectangular Lot, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 20th, 2025
Days on Market	13
Zoning	R1

## Listing Details

Listing Office	Coldwell Banker Battle River Realty
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