

# \$399,900 - 4213 63 Street, Camrose

MLS® #A2209275

**\$399,900**

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	\$399,900
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	Crawl Space, Finished, Full

### **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        36

Zoning                    R1

### **Listing Details**

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

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