

\$389,000 - 6511 45a Avenue, Camrose

MLS® #A2249125

\$389,000

4 Bedroom, 2.00 Bathroom, 1,428 sqft

Residential on 0.03 Acres

Westmount, Camrose, Alberta

This stunning 4-bedroom, 2-bathroom home in Westmount Subdivision is a dream come true for families! The fully fenced yard is an oasis, boasting plenty of fruit trees and a large garden perfect for outdoor enthusiasts. Inside, the huge family room is ideal for gatherings and relaxation. Plus, the home's smoke-free and pet-free environment makes it a great space for those who value a clean and healthy living space. With its prime location near schools and shopping, this home has it all - plenty of room for the whole family to grow and thrive.

Built in 1967

Essential Information

MLS® #	A2249125
Price	\$389,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,428
Acres	0.03
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information



Address	6511 45a Avenue
Subdivision	Westmount
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 0C8

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Garage Faces Rear, RV Access/Parking, Rear Drive
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas, Mid Efficiency
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Many Trees, Pie Shaped Lot, Private, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 20th, 2025
Days on Market	28
Zoning	R1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.