

6314 Marler Drive  
Camrose, Alberta

MLS # A2158861



## \$295,000

<b>Division:</b>	Marler		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,221 sq.ft.	<b>Age:</b>	1975 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Fruit Trees/Shrub(s), Front Yard, Low Maintenance Landscape, P		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Shed

This spacious 4-bedroom, 2-bathroom home is perfect for anyone looking for comfort and convenience. Located near schools and parks, this residence is ideal for families with children or anyone who enjoys outdoor activities. This Bi-level style home has large living and dining area with updated kitchen and new appliances. The large sunroom/flex space at the back of the house provides ample natural light and a perfect space for relaxation or entertaining. The backyard is beautiful with mature trees perfect for gatherings and enjoying evenings outdoors. Also has a great double car garage with back alley lane with space for Rv parking. The lower level offers a canvas for your creativity, allowing you to customize the space to fit your need....Don't miss out on this opportunity!