

**6603 Marler Drive  
Camrose, Alberta**

**MLS # A2277981**

**\$368,500**



|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Marler  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,040 sq.ft.  | <b>Age:</b>   | 1979 (47 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached  |               |                   |
| <b>Lot Size:</b> | 0.17 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air                              | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Vinyl Plank     | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                         | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                    | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame                              | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                         | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bar, Jetted Tub, Open Floorplan, Pantry |                   |    |
| <b>Inclusions:</b> | n/a                                     |                   |    |

This 4 bedroom, 2.5 bath bungalow is as practical as it is charming. It's been beautifully updated, well cared for, and is full of personality. Step inside to a bright, open living area that flows perfectly into the freshly painted white kitchen and dining space. You can cook, chat, or catch the game without missing a play. The main floor offers three bedrooms, a jet tub in the full bath, and a half-bath ensuite off the primary. Downstairs is made for relaxing or entertaining, featuring a basement bar with brand-new faux rock, plenty of space to hang out and a hookup for a wood stove. There's also a fourth bedroom, brand-new full bath, new flooring throughout, a large storage room, and laundry (hookups available upstairs if you'd prefer it on the main level). Outside, there's an oversized heated garage (24' x 26'), fully fenced yard, RV parking, and handy 7.5' x 4.5' shed, all tucked into a quiet, mature neighborhood that's close to everything. A long list of updates includes: fresh paint, updated bathrooms, new lighting throughout, epoxy counters, new fridge and dishwasher (2025), new fence, newer hot water tank (2019), new shingles, a triple-pane front window, and professional regrading. It's the kind of home that just feels good. It's bright, functional, and move-in ready. Whether you appreciate functional design or a good game-day setup, this one's a winner.