

\$429,000 - 6209 42 Avenue, Camrose

MLS® #A2259835

\$429,000

4 Bedroom, 2.00 Bathroom, 1,040 sqft

Residential on 0.17 Acres

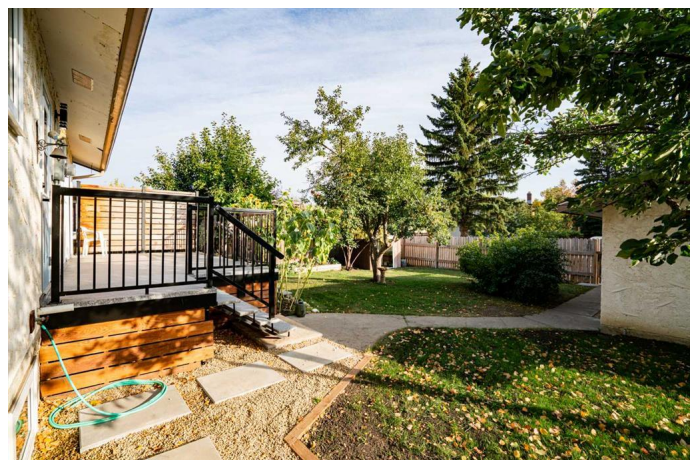
Marler, Camrose, Alberta

If you are looking for a truly move-in-ready home on an oversized (beautifully landscaped) lot, in an awesome location - look no further. This beautiful four-bedroom home feels like a new build, some of the extensive upgrade include vinyl ceiling, new windows, floors, kitchen, furnace, upgraded bathrooms, paint, appliances, new deck with Dec-tec vinyl, all new electrical outlets and substantial landscaping including new 6-foot fence, walkways and new sod. The main floor of the home features are very private concept kitchen/dining area and a beautiful new kitchen, as well as two good size bedrooms and a beautiful four-piece bathroom. Downstairs you will find two large bedrooms, a three-piece bathroom and beautiful rec room with bar area. The very private and spacious backyard offers a huge brand-new deck, new 6-foot fence, lots of maturities an oversized single car garage and additional parking. This one really offers the full package, and all this in a very solid after, beautiful and quiet neighbourhood close to schools.

Built in 1974

Essential Information

MLS® #	A2259835
Price	\$429,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,040
Acres	0.17
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	6209 42 Avenue
Subdivision	Marler
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 2W8

Amenities

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks, Dry Bar
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
-------------	--------------------

Days on Market	18
Zoning	R1

Listing Details

Listing Office	Central Agencies Realty Inc.
----------------	------------------------------

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.