

# \$359,000 - 3719 63 Street, Camrose

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MLS® #A2242508

**\$359,000**

2 Bedroom, 1.00 Bathroom, 1,021 sqft

Residential on 0.18 Acres

Century Meadows, Camrose, Alberta

This 1021 sq ft 4 bedroom bi-level home offers the perfect blend of longtime care and solid upgrades, with room for you to add your own style. Situated on a corner lot in a quiet neighborhood, this property features a triple garage (a dividing wall double/single which is perfect for projects) with built-in workbenches, alley access, and no extra shovelling!

Inside, youâ€™ll find a well-kept home thatâ€™s been lovingly maintained over the years and full of potential. Key updates include a high-efficiency furnace (approx 13 years old), new vinyl windows upstairs, reverse osmosis water system, and a new shower insertâ€”providing key improvements while allowing you to customize finishes to your liking.

Enjoy the private backyard, with mature trees, a covered deck, a garden shed and room for RV parking.

Whether youâ€™re a first-time buyer, a growing family, or someone looking to update over time, this home is a solid investment in a great Camrose neighborhood.

Built in 1975

## Essential Information

MLS® #                   A2242508

Price                     \$359,000



|                |             |
|----------------|-------------|
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,021       |
| Acres          | 0.18        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 3719 63 Street  |
| Subdivision | Century Meadows |
| City        | Camrose         |
| County      | Camrose         |
| Province    | Alberta         |
| Postal Code | T4V 3A1         |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Triple Garage Detached |
| # of Garages   | 3                      |

### **Interior**

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters                                        |
| Appliances        | Dishwasher, Freezer, Microwave, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Central                                                                  |
| Cooling           | None                                                                     |
| Fireplace         | Yes                                                                      |
| # of Fireplaces   | 1                                                                        |
| Fireplaces        | Gas                                                                      |
| Has Basement      | Yes                                                                      |
| Basement          | Finished, Full                                                           |

### **Exterior**

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, Private Yard            |
| Lot Description   | Back Lane, Back Yard, Corner Lot |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 6               |
| Zoning         | R1              |

### **Listing Details**

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

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