

# **\$375,000 - 6819 39 Avenue close, Camrose**

MLS® #A2210053

**\$375,000**

4 Bedroom, 2.00 Bathroom, 1,025 sqft

Residential on 0.03 Acres

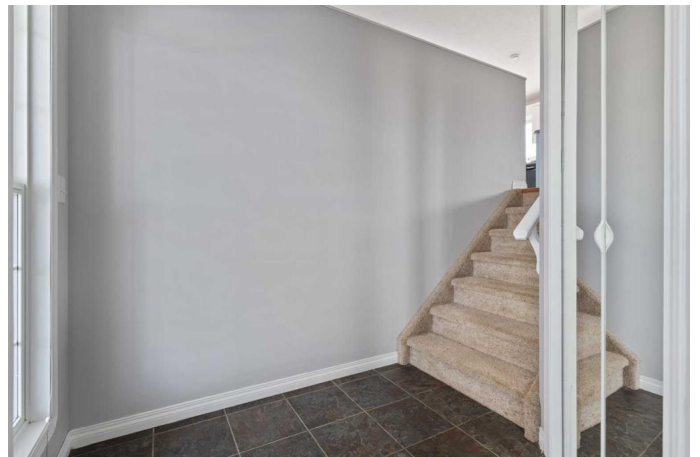
Southwest Meadows, Camrose, Alberta

Welcome to this beautifully maintained bi-level home nestled in the heart of Southwest Meadows – one of the area's most desirable neighborhoods. Surrounded by parks, playgrounds, and scenic walking paths, this location is perfect for families looking to enjoy both comfort and community.

Step inside to discover a thoughtfully designed floorplan featuring soaring vaulted ceilings and an abundance of natural light throughout the open-concept main level. The kitchen is both functional and stylish, offering island seating that seamlessly flows into the dining area and spacious living room – perfect for entertaining or family gatherings.

The main floor also includes two generously sized bedrooms and a full bathroom, ideal for a growing family or guests. Downstairs, the layout continues to impress with two additional bedrooms, a second full bathroom, a cozy family room, and a convenient nook that serves perfectly as a home office or study area.

Outside, enjoy the benefits of a paved alley with access to a double heated (propane) garage and a large pole shed – ideal for RV or recreational toy storage. The backyard is a true retreat, complete with a tiered deck and a built-in hot tub, offering the perfect spot to relax and unwind.



With space, functionality, and location all wrapped into one, this home truly checks all the boxes. Donâ€™t miss your chance to make it yours!

Built in 2007

**Essential Information**

MLS® #	A2210053
Price	\$375,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,025
Acres	0.03
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	6819 39 Avenue
Subdivision	Southwest Meadows
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 2Y7

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	High Ceilings
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

## Additional Information

Date Listed	April 10th, 2025
Days on Market	11
Zoning	R2

## Listing Details

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

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