

# \$725,000 - 4210 63 Street, Camrose

MLS® #A2189965

**\$725,000**

5 Bedroom, 4.00 Bathroom, 3,014 sqft  
Residential on 0.35 Acres

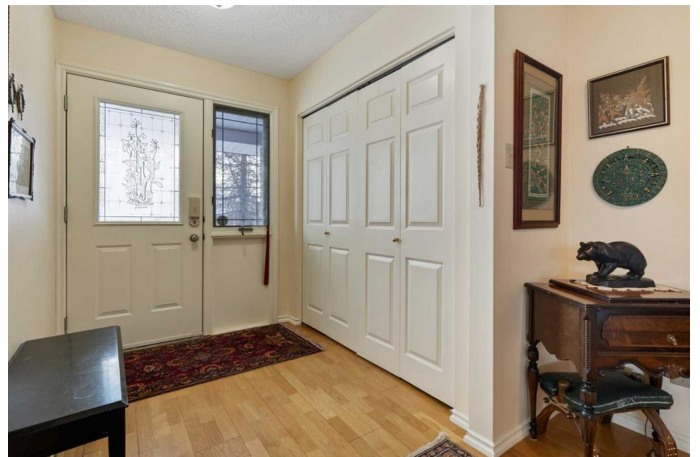
Marler, Camrose, Alberta

Welcome to this stunning executive home, offering over 3000 sq. ft. of refined living space, thoughtfully designed for both comfort and style. This home was custom built for the current and original owner. Nestled in a quiet cul-de-sac and backing onto a private green space, this property combines luxury living with ultimate privacy, making it the perfect family home.

**Main Level:** The main floor features multiple living spaces, all drenched in natural light thanks to large windows throughout. The grand front living room flows seamlessly into a formal dining area, ideal for hosting gatherings. The spacious kitchen is a chef's dream, with an additional seating area and a built-in office workspace for your convenience. An adjoining den offers the perfect spot to unwind by the wood-burning fireplace or use it as an extra dining area for casual meals.

A standout feature of this home is the converted garage—now an expansive family room or great room. With a cozy natural gas fireplace and custom cork flooring, this space is ideal for relaxation and entertainment. A handy 2-piece bathroom and a large side entryway with extra storage cabinets and main-level laundry complete this well-appointed floor.

**Upper Level:** Upstairs, you'll find a grand primary suite, boasting beautiful hardwood flooring and large windows that overlook the garden. The space is generously sized, easily



accommodating larger furnishings. His and her closets provide ample storage, while the 3-piece ensuite bathroom offers a peaceful retreat. Three additional spacious and bright bedrooms share a large 4-piece bathroom, featuring a separate shower and a luxurious jetted soaker tubâ€”perfect for family living. Basement: The lower level offers a fully legal suite with its own private exterior entrance. Whether for multi-generational living or as an income suite, this bright and spacious one-bedroom suite provides comfort and convenience.

**Energy Efficiency:** This home is equipped with energy-efficient solar panels and upgraded furnaces ensuring that you stay comfortable while keeping utility costs down.

**The Lot:** The true gem of this property is the massive pie-shaped lot, offering unparalleled privacy and serenity. Located in a quiet cul-de-sac, the lot backs onto a private green space, giving you the feel of acreage living right in the city. The mature yard is a true oasis, featuring a greenhouse, private decks, lush gardens, mature trees, and perennials that provide beauty and tranquility year-round. A double detached garage with back-alley access completes this exceptional package. Don't miss the opportunity to make this incredible home yours! With ample living space, a private suite, and a truly remarkable outdoor setting, it offers everything a growing family desires and more.

Built in 1974

### **Essential Information**

MLS® #	A2189965
Price	\$725,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	3,014
Acres	0.35
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	4210 63 Street
Subdivision	Marler
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 2W2

### **Amenities**

Parking Spaces	4
Parking	Alley Access, Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, High Ceilings, No Smoking Home, Separate Entrance, Soaking Tub
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Gas Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Great Room, Dining Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Up To Grade

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees, No Neighbours

	Behind, Irregular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 29th, 2025
Days on Market	43
Zoning	R1

### **Listing Details**

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

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