

# **\$549,900 - 4313 66 Street, Camrose**

MLS® #A2227182

## **\$549,900**

4 Bedroom, 4.00 Bathroom, 1,746 sqft

Residential on 0.16 Acres

Westmount, Camrose, Alberta

Welcome Home to 4313 - 66 St - a True Show Stopper! Step into comfort and style with this beautifully renovated home that blends timeless charm with modern upgrades. Perfect for families, this property offers a warm, welcoming atmosphere with thoughtful features throughout. Custom Cabinetry and granite tile counters, updated vinyl windows, rich hardwood flooring, doors/trims, pex plumbing, wainscoting, crown mouldings, custom wood features and so much more. From the bright West Facing living room you find a dedicated home office that could be converted back to a dining area as needed although there is a dinette off of the Fully Updated Custom Kitchen. Relax around the wood stove insert fireplace with beautiful stone finish or duck through the slider doors to a private covered deck with gas line for fire pit and roll down screens to keep out the wind. Around the corner you'll find a wonderful back entry, with outdoor and garage access, a 2pc bath for guests and handy laundry with built-in cabinetry. Follow the Hardwood Floors upstairs to find 3 well appointed bedrooms - the Primary with a beautiful custom 4pc ensuite - and an additional fully renovated 4pc bathroom. Retire to the fully renovated basement for the big game and enjoy in the custom bar and family room. You'll also find a 4th bedroom, a 3pc bathroom, Flex room and what every home of this size needs - a Huge Storage room. Enjoy the outdoors with mature trees, low maintenance front patio and back



covered deck, stone paver walkways, a private hot tub area (hot tub negotiable), a handy shed and fenced with gate for future parking. Finally you'll find an attached 22x24 Heated Garage with built-in workbench and shelving. This home has been meticulously planned and masterfully updated - you'll love coming home.

Built in 1978

**Essential Information**

MLS® #	A2227182
Price	\$549,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,746
Acres	0.16
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

**Community Information**

Address	4313 66 Street
Subdivision	Westmount
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 3L5

**Amenities**

Parking Spaces	2
Parking	Double Garage Attached, RV Access/Parking
# of Garages	1

**Interior**

Interior Features	Bar, Granite Counters, Kitchen Island, Vinyl Windows
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 2nd, 2025
Days on Market	80
Zoning	R1

## Listing Details

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

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.