

\$394,000 - 3813 64 Street, Camrose

MLS® #A2211747

\$394,000

4 Bedroom, 3.00 Bathroom, 1,188 sqft

Residential on 0.05 Acres

Marler, Camrose, Alberta

Welcome to 3813 64 Street where comfort, space, and community come together.

Located in one of Camrose's most beloved neighbourhoods, this home is tucked into a peaceful cul-de-sac surrounded by mature trees, friendly neighbours, and green space just steps away. You'll feel right at home the moment you arrive.

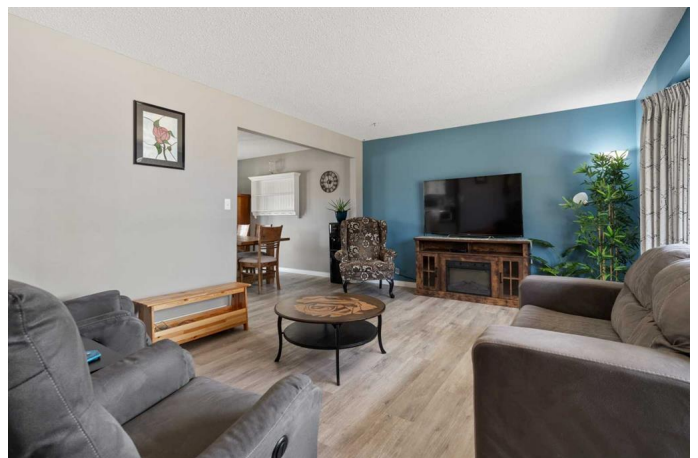
This thoughtfully updated split-level is move-in ready, with features that support your lifestyle and upgrades that bring peace of mind.

Whether you're growing a family, pursuing your hobbies, or simply craving a little more breathing room this home checks all the boxes.

The heart of the home is the open-concept kitchen, dining, and living area. A large bow window fills the space with natural light, while updated appliances (2022/23) make everyday routines smoother no surprises, no big expenses waiting around the corner.

Upstairs offers three generously sized bedrooms and a full 4-piece bathroom, while downstairs delivers your own private retreat: a spacious primary suite with a walk-in closet, full ensuite, and cozy electric fireplace for those quiet nights in. A convenient 2-piece bathroom off the back entry is perfect for guests or quick clean-ups after time spent in the yard or garage.

Then comes the massive rec room ready for your dream setup. Think home theatre, gym, playroom, or golf simulator whatever fits your lifestyle best.



Outdoors, the fully fenced, mature backyard is an oasis. Enjoy the charm of apple and cherry trees, host summer BBQs on the 17'x16.5' east-facing deck, or let your kids or pets roam freely while you relax in the hot tub—yes, it's included! Out front, the west-facing porch captures the evening sun, perfect for winding down or catching up with neighbours.

Additional perks include:

A/C (2023) Stay cool and comfortable this summer with the new central A/C system (2023)—perfect for those warm Camrose days just around the corner. Gem LED lighting (2024) Enjoy effortless curb appeal and energy efficiency with Gem LED lighting installed in 2024—customize the vibe for any season or celebration. Smart locks, security cameras & doorbell Equipped with smart locks, a smart doorbell, and security cameras, this home delivers both peace of mind and everyday convenience. Don't like cleaning your gutters? The north side of this home is equipped with a leaf guard due to low amount of access keeping your gutters clean for you. Back alley access with a paved back parking pad, detached garage, and ample off-street parking, there's more than enough room for your RV, boat, or extra vehicles. This is more than a house—it's the place where your next chapter begins. Whether you're starting fresh, settling in, or scaling up, this property is ready to welcome you home.

Built in 1975

Essential Information

MLS® #	A2211747
Price	\$394,000
Bedrooms	4
Bathrooms	3.00

Full Baths	3
Square Footage	1,188
Acres	0.05
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	3813 64 Street
Subdivision	Marler
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 2Y2

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Central Vacuum, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Cul-De-Sac, Dog Run Fenced In, Front Yard, Gazebo, Irregular Lot, Lawn, Street Lighting
Roof	Asphalt Shingle

Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 16th, 2025
Days on Market	15
Zoning	R2

Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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