

\$399,900 - 6107 36 Avenue, Camrose

MLS® #A2262430

\$399,900

4 Bedroom, 2.00 Bathroom, 1,040 sqft

Residential on 0.18 Acres

Grandview, Camrose, Alberta

This beautifully maintained bi-level home is ideal for first-time buyers or a young family. Just two blocks from Jack Stuart School and close to several parks, the location couldn't be more convenient. Upstairs, you'll find a bright and spacious living area featuring a bay window and an impressive floor-to-ceiling built-in library. The open dining area is filled with natural light, a stunning feature wall, and the functional kitchen offers a great view of the backyard, perfect for keeping an eye on kids or pets. Step right from the kitchen onto a large deck that leads to a fully fenced backyard, ideal for playtime, pets, or entertaining. The main floor also includes two bedrooms and an updated 5-piece bathroom. The primary bedroom features his-and-hers closets for plenty of storage. The fully finished lower level offers two additional bedrooms, a 3-piece bathroom, and a generous rec room complete with a wet bar, great for family gatherings or relaxing nights in. Additional features include a double attached garage, a garden shed, and a fantastic location in a family-friendly neighborhood. Don't miss this clean, well-cared-for home, ready for you to move in and make it your own!

Built in 1982

Essential Information

MLS® #

A2262430



Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.18
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	6107 36 Avenue
Subdivision	Grandview
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 4A7

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, Vinyl Windows, Wet Bar
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 6th, 2025
Days on Market	42
Zoning	R1

Listing Details

Listing Office	Coldwell Banker OnTrack Realty
----------------	--------------------------------

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