

\$579,000 - 3810 64 Street, Camrose

MLS® #A2269371

\$579,000

4 Bedroom, 4.00 Bathroom, 2,136 sqft

Residential on 0.34 Acres

Marler, Camrose, Alberta

Tired of small lots and cookie cutter new builds? Welcome to a home full of character, space, and warmth in one of Camrose's most desirable cul-de-sac locations with a massive lot. This two-storey blends the charm of an established home with the practicality and comfort your family needs.

Set back on a long concrete driveway, the entryway greets you with timeless brickwork, mature trees, and undeniable curb appeal. Out back, the fully fenced yard is one of the **LARGEST** you'll find in Camrose – a private, treed retreat where kids and pets can run free. There's room for a firepit, a huge garden, or even a backyard rink that could be the talk of the neighbourhood come winter. Add in a covered deck with a privacy screen, and you'll have more than enough space to relax and entertain all summer long.

Tons of parking a heated, insulated double attached garage is just the start. Out front, an oversized concrete driveway adds even more parking, while out back you'll find a 40 ft RV pad, an additional concrete pad, and a large shed to help keep everything organized.

Inside, the character is evident immediately highlighted by two fireplaces – a real stone feature in the family room and a real brick one in the study – along with warm lighting, timeless finishes, and thoughtful details you won't find in modern builds. The layout is



ideal for families: a bright living room, cozy family room, dining space with updated flooring, and a versatile study that can serve as a home office, library, or playroom. The kitchen ties it all together with tiled countertops, original charm, and a view of the backyard. Main floor laundry makes daily life even easier.

Upstairs, four spacious bedrooms give everyone their own space, including a primary suite with a walk-in closet and 4-piece ensuite. One bedroom even has its own sink – the perfect touch for busy mornings and fewer arguments over bathroom time.

Recently refreshed, the basement adds an entirely new dimension to the home. With a massive rec room, family room, and wet bar, it works equally well as a teen hangout, or extra space for guests. For entertainers, it's game-day headquarters: wired for surround sound, room for a pool table, and a built-in sauna to sweat out the fun the next morning and get right back to normal. Character features like a hidden safe in the fireplace and a concrete bomb shelter/cold room add to the many unique touches you won't find elsewhere.

This home has been well cared for, with updates including 30-year shingles (~7 years old), hot water tank (2024), furnace servicing (2023), patio door (~8 years ago), sump pump, 100-amp service, and a manual transfer switch for backup power.

Whether you're a growing family craving more space, or buyers who want a home with personality and privacy, this a rare opportunity to put down roots in a one-of-a-kind property.

Built in 1980

Essential Information

MLS® #	A2269371
Price	\$579,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,136
Acres	0.34
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	3810 64 Street
Subdivision	Marler
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 2Z2

Amenities

Parking Spaces	8
Parking	Alley Access, Concrete Driveway, Double Garage Attached, Off Street, RV Access/Parking, Additional Parking
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), See Remarks, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Sauna, Tile Counters
Appliances	See Remarks
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes

Basement Full

Exterior

Exterior Features Private Yard, Dog Run

Lot Description Back Lane, Back Yard, City Lot, Cul-De-Sac, Lawn, Level, Pie Shaped Lot, Private, Dog Run Fenced In

Roof Shingle

Construction Brick

Foundation Poured Concrete

Additional Information

Date Listed November 6th, 2025

Days on Market 4

Zoning R2

Listing Details

Listing Office Coldwell Banker OnTrack Realty

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