



**GRASSROOTS**  
REALTY GROUP

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4309 72 Street  
Camrose, Alberta

MLS # A2232066



**\$539,000**

<b>Division:</b>	Duggan Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,662 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Heated Garage, Insulated		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Suspended Ceiling, Tankless Hot Water, Vinyl Windows

**Inclusions:** Fire wood beside shed, and suitcase wall in main entry. Fridge and freezer in the garage are negotiable. Teal Planters and ornaments in front.

Tired of searching for the perfect fit? Look no further! This exceptional 5 bedroom , 3-bathroom home, ideally situated on a quiet cul-de-sac in Duggan Park, is beautifully designed for modern family living. Step inside and discover the unique suitcase wall that is your to decorate opening up to the the L-shaped livingroom and dining room. you will full in love with the beautifully renovated kitchen, boasting sleek quartz countertops and a expensive floor-to-ceiling pantry &ndash; a true chef's delight. The primary bedroom has tons of closet space, plus a beautiful 3 piece ensuite with a oversized shower. There are 2 additional bedrooms and a sunken family room complete with electric fireplace. All three bathrooms in the home have been tastefully updated including in-floor heating in the main bathroom. Moving downstairs to the completely renovated, fully finished basement that provides tons of space with 2 additional bedrooms, a craft/office/3rd bedroom, family room and a spacious jack and jill bathroom. With generous living areas throughout, there's plenty of room for everyone to comfortably live, work, and play. Beyond the interior, you'll find an expansive pie-shaped backyard oasis, perfect for outdoor entertaining, family gatherings, or simply unwinding after a long day. Plus, with abundant space for your RV and storage in the shed, this property truly offers something for everyone. This rare find checks every box for families seeking comfort, space, and a fantastic neighbourhood. Don't miss your chance to make this house your home!