



GRASSROOTS
REALTY GROUP

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**4301 75 Street
Camrose, Alberta**

MLS # A2238916



\$459,000

Division:	Duggan Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,125 sq.ft.	Age:	1987 (38 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.20 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Few Trees, Irregular Lot, Landscaped, Private		

Heating:	Forced Air, Natural Gas, Wood Stove
Floors:	Carpet, Laminate, Linoleum, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Open Floorplan, Sauna

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	25
Utilities:	-

Inclusions: n/a

This gorgeous 4-bedroom, 2.5-bathroom bi-level home offers a perfect blend of modern updates and cozy charm. The open-concept main floor features a stunning kitchen with custom alder cabinets, new stainless steel appliances, and a bright dining area with direct access to the spacious two-tier deck. A large living room, three bedrooms—including a primary suite with ensuite—and a stylish 4-piece main bathroom complete the upper level. The basement offers plenty of additional living space with a welcoming family room and a wood-burning stove, a fourth bedroom, 3-piece bathroom, and a two tier traditional nordic sauna, laundry area, and utility room. Extensive renovations throughout include new windows, exterior doors, flooring, lighting, trim, fully updated bathrooms, kitchen cabinetry, and central A/C. Outside, you'll find a beautifully landscaped and fenced yard with a garden shed, RV parking, and an oversized heated and insulated double garage.