



**GRASSROOTS**  
REALTY GROUP

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**4305 74 Street  
Camrose, Alberta**

**MLS # A2260477**



**\$399,000**

<b>Division:</b>	Duggan Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,387 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Private, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** fridge, stove, dishwasher, garburator, freezer, microwave, washer, dryer, window coverings, garage opener & remotes

This original-owner custom built home nestled in a quiet cul-de-sac in Duggan Park is a rare find. Sitting on an expansive lot surrounded by mature trees, this well-built property offers privacy, space, and endless possibilities! Well maintained over the years, the home features a timeless brick, wood and stucco exterior and a heated double attached garage. As you walk up you'll be captivated by the front patio, it has a secret garden feel & the privacy offered by the large front tree provides such a sweet secluded space for sipping morning coffee, or sidewalk chalk family fun on a Saturday afternoon. Inside, the layout offers great bones and generous square footage, including a sunken living room, beautiful brickwork & mantel on the fireplace, and large windows that flood the space with natural light. The practical eat-in kitchen includes a nice bay window that overlooks the private, treed backyard. It's the ideal spot for kid snacks/family meal time. The dining room is an excellent space for hosting guests & dinner parties. The main floor offers three well-sized bedrooms, including a primary bedroom with 3pc ensuite & walk in closet. There's an additional 4-piece bathroom on the main floor. The unfinished basement provides a blank slate for future development, with space for additional bedrooms, storage, a rec room, or whatever suits your family. The yard provides a sense of peace and seclusion rarely found within city limits. Unwind on your back deck while listening to the neighborhood birds. Extra perks include rear parking access ideal for boat or RV parking. Whether you're looking to update or invest, this home offers exceptional value and space in a location that can't be beat. Some updates include Newer shingles (2/3 years), new furnace (2024), garage opener (2024), new stove, new garburator

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