



GRASSROOTS
REALTY GROUP

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4211 69 Street
Camrose, Alberta

MLS # A2267386



\$525,000

Division:	Duggan Park		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,722 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.32 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Front Ya		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-

Features: Bar, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Natural Woodwork, No Smoking Home, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Bar Fridge, A/C Unit, Central Vac/Attachments, Shed, Irrigation System (As-is). All appliances sold As-is.

Discover a rare opportunity to own this well cared for home, offering solid original condition and endless potential to update and personalize, nestled in an exclusive cul-de-sac in the highly sought-after Duggan Park neighbourhood. Perfectly positioned backing onto picturesque Duggan Pond, this property offers serene water views, abundant wildlife, and the privacy of a beautifully treed yard—an exceptional setting to create your dream home. From the moment you step through the impressive double front doors, you’re greeted by a soaring foyer and a striking open staircase that sets the tone for the home’s timeless design. The main floor is ideal for both elegant entertaining and comfortable family living, featuring a spacious sunken living room and formal dining area accented by a three-way gas fireplace and rich parquet hardwood flooring—ready to be refreshed to suit your style. The kitchen showcases solid oak cabinetry, granite countertops, and stainless steel appliances, providing a functional foundation with plenty of opportunity to modernize. A casual dining area overlooks a cozy nook with custom built-in cabinetry and bookcases—perfect for reimagining as a warm, contemporary gathering space. The main floor also includes a rare library or office with a wood-burning fireplace, a two-piece powder room, and a spacious laundry room with extensive cabinetry and access to the deck and attached double garage. Up the semi-spiral staircase, you’ll find a bright and open landing, four generous bedrooms, and a large main bathroom. The primary suite is a true retreat, featuring a walk-through closet, private three-piece ensuite, and a tranquil sunroom—an ideal space to renovate into a luxurious personal escape with stunning views. The finished walk-out basement offers additional living space, including a

large recreation area with a bar, a full bathroom with a luxury shower, and multiple storage rooms—perfect for updating into an entertainment hub or extended living area. Additional features include A/C, a garage floor drain, RV parking, a shed, and more. Adding to the home’s unique charm, the front yard showcases a hand-carved willow tree sculpture by renowned artist Kelly Davies, a distinctive piece that beautifully complements the natural surroundings. Blending timeless character with a truly one-of-a-kind setting, this exceptional property presents a rare opportunity to invest, renovate, and create a home tailored to your vision. Enjoy peaceful living among friendly neighbours in a quiet, established community, surrounded by nature and breathtaking pond views.