



**4202 71 Street  
Camrose, Alberta**

**MLS # A2276463**



**\$429,900**

<b>Division:</b>	Duggan Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,129 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows		

**Inclusions:** Barn door in kitchen

Situated on a large corner lot in the desirable community of Duggan Park, this well-maintained bi-level offers space, functionality, and numerous updates throughout. Enjoy the convenience of a double car garage and fully fenced yard featuring fire pit and large tiered deck, perfect for entertaining or relaxing outdoors. Ideally located within walking distance to parks and shopping. The interior boasts high ceilings, a new front window, and stunning front door that fills the home with natural light. The newly expanded kitchen is the heart of the home, complete with a pantry, island, built-in bench seating, and barn door accents. A creative, gated dog bed area and toy nook is perfect for young kids and pets but could also easily be converted to storage space. The main floor offers 3 bedrooms including a primary with a 2 piece ensuite, plus an additional 4 piece bathroom. Downstairs features a spacious playroom or rec room- featuring BRAND NEW carpet, paint, baseboards!! You can still smell the new! It also has an additional bedroom, 3 piece bathroom, and a convenient built in desk area. A huge utility room includes laundry, a sink, and access to a crawl space with ample storage. Additional upgrades include a brand new furnace and roof, making this home move-in ready and ideal for families looking for comfort, space, and fantastic location.