



GRASSROOTS
REALTY GROUP

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**4202 71 Street
Camrose, Alberta**

MLS # A2276463



\$429,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	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 movie- watching area, 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.