



GRASSROOTS
REALTY GROUP

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**4523 69 Street
Camrose, Alberta**

MLS # A2279034



\$499,000

Division:	West Park		
Type:	Residential/Duplex		
Style:	1 and Half Storey, Attached-Side by Side		
Size:	1,640 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Lawn, Views		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Solar Tube(s), Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: exterior awning and remote

Welcome to this beautifully updated adult half duplex, offering refined, maintenance-free living in the Village at West Park. Freshly painted throughout and enhanced with new light fixtures, this home shines with a modern, move-in-ready feel. Brand new appliances, window coverings, and granite countertops elevate the open-concept kitchen, while vaulted ceilings, solar tube lighting, cozy gas fireplace, and central air conditioning create a bright and welcoming living space. The main level is thoughtfully designed for everyday comfort, featuring convenient laundry, a stylish 3-piece bath, and a spacious bedroom. A versatile office or den offers the flexibility of a guest bedroom if desired. Patio doors provide direct access to your private rear deck that is perfect for relaxing or entertaining. Upstairs, you'll find a cozy flex area ideal for reading or unwinding, along with the primary retreat. This serene space includes a walk-in closet, a 4-piece en-suite, and access to a private balcony complete with an automated awning overlooking the pond. An elegant touch that truly sets this home apart. The fully developed basement adds even more living space with a large family room, an additional bedroom, a 3-piece bathroom, and ample storage. Completing the package is a conveniently attached, heated double garage. Located in a welcoming adult community with a clubhouse and maintenance-free lifestyle, this home is ideally situated near west end shopping, medical clinics and walking trails. -shingles (2023), hot water tank (2025), and freshly cleaned furnace and ductwork (2025). A perfect blend of comfort, style, and carefree living. This is one you won't want to miss.