



**7102A Marler Drive
Camrose, Alberta**

MLS # A2280630



\$319,900

Division:	Duggan Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	832 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Level		

Heating: Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: Window covering

Located in the desirable Duggan Park area of Camrose, this fully finished duplex offers 2 bedrooms up and 2 bedrooms down with 2 full bathrooms. This home features a brand-new kitchen, with new cabinets, countertops, and LG stainless steel appliances. Enjoy new vinyl plank flooring throughout, new windows and window coverings, a new furnace, and hot water on-demand system. The fully finished basement adds great extra living space. Outside, you'll love the large deck with storage underneath, park views, and an oversized single detached garage. Don't miss your chance to call this beautiful completely updated move-in-ready home yours!