

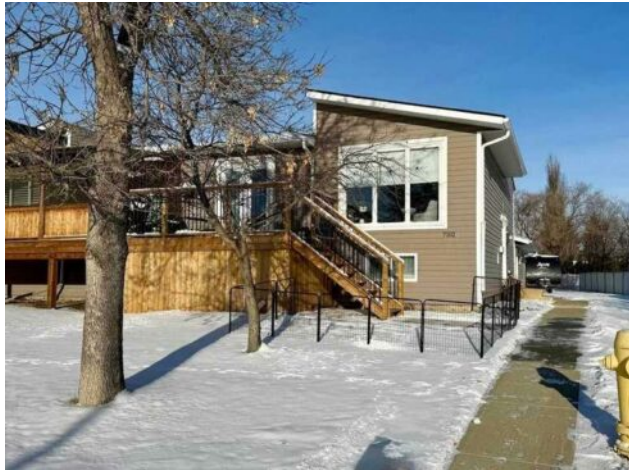


**GRASSROOTS**  
REALTY GROUP

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**7102A Marler Drive  
Camrose, Alberta**

**MLS # A2280630**



**\$319,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**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!