



GRASSROOTS
REALTY GROUP

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**B, 4416 73 Street
Camrose, Alberta**

MLS # A2283441



\$364,000

Division:	Duggan Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,088 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot, Low Maintenance Landscape, Standard S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave Hood Vent, Washer, Dryer, Window Coverings, A/C Unit, Shed

Feels like home! From the moment you arrive, you'll appreciate the inviting curb appeal and modern décor. The bright, open-concept living area is perfect for both everyday living and entertaining. The main floor features three well-sized bedrooms with ample closet space, including a primary bedroom complete with a spacious walk-in closet and a 3-piece ensuite. Step outside to enjoy the fully fenced backyard, featuring a concrete patio, tasteful landscaping, a handy storage shed for lawn and garden tools, and a small garden plot. An additional gravel parking pad adds extra convenience. The single attached garage keeps your vehicle protected from the elements or can serve as a great workshop space. The lower level offers laundry, plenty of storage, a roughed-in bathroom, and large windows—providing excellent potential for future development. With a high-efficiency furnace, Navien on-demand hot water system, and central air conditioning, this home checks all the boxes