



GRASSROOTS
REALTY GROUP

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4210 69 Street
Camrose, Alberta

MLS # A2288488



\$348,000

Division:	Duggan Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,131 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt
Basement:	Full
Exterior:	Wood Siding
Foundation:	Poured Concrete
Features:	Central Vacuum

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: All furnishings left in home, window covers

Welcome to this fantastic 4 bedroom, 2.5 bath home in the heart of Duggan Park! Just steps from the lake and only a short drive to grocery stores, restaurants, parks and everyday amenities, this location truly offers the best of convenience and lifestyle. The bright and inviting living room features a large front window that fills the space with natural light, creating a warm and welcoming atmosphere. Upstairs, you'll find the primary bedroom complete with a private 2 piece ensuite, along with two additional bedrooms and a full 4-piece bathroom. The fully developed basement offers even more living space, including a kitchenette and a generous family room ideal for movie nights, entertaining, or relaxing together. An additional bedroom and dedicated laundry room complete the lower level. Outside, enjoy a large backyard with a mature apple tree, plus a detached double car garage providing plenty of parking and storage. This home combines space, functionality, and an unbeatable location. Don't miss your opportunity to live in one of the area's most desirable neighbourhoods!