



6804 42A Avenue
Camrose, Alberta

MLS # A2289700



\$849,000

Division:	Duggan Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,528 sq.ft.	Age:	1983 (43 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Interlocking Driveway		
Lot Size:	0.39 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Landscaped, Street		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, French Door, Jetted Tub, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

Inclusions: See Remarks

1 Grand Entrance + 1 Living Room + 1 Dining Room + 2 Family Rooms + 2 Kitchens + 1 Sun Room (or Homeschool Room) + 3 Fireplaces + 5 Bedrooms + 4.5 Washrooms + 1 Games Room + 2 Decks + 2 Laundry Rooms + 1 of the Nicest Lots in Camrose = ONE STUNNING PROPERTY! Where do you find a custom built home with 4500+ square feet of living space, tucked in a quiet Camrose crescent ... HERE! This home exudes charm and classic style! So, whether you are thinking of using the walk-out basement as an Air BnB or rental OR you have a home based business that would go well in the front living room OR you have a large family to enjoy all the space OR you love to entertain ... this could be THE ONE!