



**6911 42 Avenue  
Camrose, Alberta**

**MLS # A2294860**



**\$559,000**

<b>Division:</b>	Duggan Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,706 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Low Maintenance Lan		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry, See Remarks, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to this beautifully fully renovated 4 level split, perfectly situated in a quiet crescent in a sought- after family friendly neighbourhood. Backyard is a huge pie shaped lot with convenient back alley access with views almost directly to best playground in town. It also has back access gate for RV parking. You are greeted into this 1600+ square foot home with a front porch- perfect for morning coffee and watching kids play. This bright and inviting layout is ideal for everyday living and entertaining, highlighted by a spacious kitchen with double oven, granite counters, built- in wine rack, tons of pantry storage with roll out shelves, and 5 burner cooktop. This level also features designated dining area and large front living room all complete with beautiful hardwood floors. Upstairs you'll find 3 bedrooms and a full bathroom, with primary retreat complete with updated 3 piece ensuite and walk-in closet. Just off the kitchen, enjoy the cozy living area with a gas fireplace and a perfectly built-in desk. This level also offers direct garage access, convenient laundry, a newly finished 2 piece bathroom, and an additional bedroom. The fully developed lower level adds even more living space, featuring another bedroom, a full bathroom, and large recreation area with wood burning fireplace (with gas already hooked up and ready to use) This home also has abundance of storage. Outside, the fully-fenced yard provides privacy and space for kids, pets, and entertaining, all whole being conveniently located close to shopping, parks, and playgrounds. This is the perfect blend of comfort, style, and locations- ready for you to move-in and enjoy!