



**4309 71 StreetClose
Camrose, Alberta**

MLS # A2143361



\$699,900

Division:	Duggan Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,343 sq.ft.	Age:	2007 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Creek/River/Stream/Pond, Cul-De-Sac, Garden, Gentle Sloping, No Neighbou		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Distiller, Shed, Pressure Washer

Backing Duggan Pond and nestled in a tranquil cul-de-sac, this beautifully crafted bungalow offers the perfect blend of quality, comfort, and serenity. Ideal for those seeking a peaceful retirement retreat, this home boasts an array of features designed to enhance your lifestyle. Quality built features like triple pane vinyl windows and ICF construction from the Foundation to the Trusses. Wonderful open concept design with full views of the pond anchored by beautiful hardwood floors, a vaulted ceiling and a cozy corner fireplace. A cornerstone kitchen sees quality oak cabinetry, a corner pantry, centre island with breakfast bar and storage, plus a distiller. From the main area your retreat awaits in the sun room - 2x8 construction with insulated floors, a 2nd fireplace, vaulted ceiling and expansive windows giving you unobstructed views of the pond and the wildlife it brings with it - pelicans, cranes and purple martins to name a few. Sharing in this view is the private Primary Bedroom - imagine waking up every morning to that...incredible!... plus the features of a 6'9x7'9 walk-in closet and 4pc ensuite with an ultra air tub - pure relaxation. This main floor is not to be outdone with a 2nd bedroom currently used as an office, a 4pc main bath and back entry with laundry area, plus a sink and a handy 2pc bathroom right off the Garage! Basement comes fully finished and ready to go with a huge family room, 2 more bedrooms - each with walk in closet, a 3pc bathroom and an even bigger storage room! Lets talk the garage... from the moment you pull up you'll appreciate the 22x30 garage, but you'll be excited to know it's finished, heated, has a floor drain, a sink, a winch, built-in bench and/cabinetry and the pressure washer system stays! In addition to the garage is a full-sized concrete RV parking option with a sani dump and RV plug. Now what you've been waiting for - the

most incredible backyard setting - enjoy privacy with the sights and sounds of nature at your fingertips. Beautifully landscaped with a low sloping lot sees a large stone patio with tiered flower garden and a small garden space off to the side. Additionally, there is a shed for storage and a whole room for storage underneath the sun room (even has a sump to help keep things dry). There are just so many other features to mention between the AC, newer hot water tank, central vac (with garage port), hurricane tie downs for the roof, air filter on the furnace, backup generator plug and more. Don't miss this rare opportunity to own a piece of paradise. Whether you're looking to downsize, or simply want to enjoy a serene lifestyle, this bungalow has it all.