



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**3712 69 Street
Camrose, Alberta**

MLS # A2200850



\$614,998

Division:	Duggan Park		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,709 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Parking Pad, RV Access/Parking, Triple Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Level, Re		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Hot Tub

Looking for the Perfect Family Home Look No Further! This Amazing Home With High End Finishing's, the owner has thought of Everything! With a Drive through Garage for your Toys! Located in Duggan Park, this fabulous property with composite deck in front and back. An open living concept Living Room & Kitchen Perfect for Family and Friends. Custom Blinds. This Transitional Style Home is Amazing! Upstairs bonus room overlooking the living room area could add another bedroom. Also a Master Suite (with your walk in closet and 5 piece on suite) over looking your Picturesque Garden/Hot tub - 2016 and Pond. Go pick your Fruit off your Plum or Cherry Tree or Smell the fragrance of the Pink Lilac Bush in the Summer. Out on the Newly Renovated Composite Deck you can put your Gas BBQ and enjoy your favorite Meal; if you desire and spend late Evening Sipping on your Favorite Wine while the kids are fast asleep. With the Fully Fenced Yard, your pets can absolutely have fun in their new space. Upstairs you will discover a second Bedroom as well as the Main Bathroom and a Bonus Room,(which you could convert to another bedroom as well if you'd like) Go on downstairs to your bright open basement for your Future Family Room with easy access to the utility room from both sides. More Bedrooms which your Teenagers will Enjoy. High end Furnace and a Hot Water Tank in 2023. PEX Plumbing. Insulated Flooring. A/C 2016. The Drive Through Garage is such an Added Bonus makes your Back Yard Landscaping such an Amazing Easy Clean Up! Camrose has over 30 km of Walking Trails, Kayaking in the Middle of Camrose, the Best Donuts at the Sweeterie, a Variety of Schools to choose from, many Variety of Art Programs, Hockey Teams. The List Goes on. Welcome Home to Camrose, Alberta! Directions: Approximately 55 minutes away from

