



GRASSROOTS
REALTY GROUP

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

4211 69 Street
Camrose, Alberta

MLS # A2213186



\$640,000

Division:	Duggan Park		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,720 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Landscaped, Waterf		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	residential
Foundation:	Wood	Utilities:	-
Features:	Bookcases, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	Stove, garden shed, irrigation system (as-is), all appliances as-is, 2 A/C units		

Welcome to a truly distinguished property that offers classic elegance, extraordinary views, and a lifestyle defined by peace and privacy. Nestled in one of the most coveted neighborhoods, this stately home backs onto a tranquil pond, where nature becomes your daily backdrop. Boasting 2720 sq.ft. of living space, this residence is rich in character and has been meticulously maintained over the years. From the moment you enter the grand foyer, you're welcomed by a stunning open staircase, soaring vaulted ceilings with exposed beams, and an upper gallery that adds architectural drama and elegance. The kitchen is complete with quartz countertops, a generous island with breakfast bar, custom drawer banks and roll-outs, built-in pantry, and views from front to back of the main floor. With a formal dining area that seamlessly flows into the massive living room, anchored by a dramatic 3-sided fireplace and towering ceilings. This space will be the favorite for entertaining family & friends. Enjoy panoramic views of the pond from the sunlit dinette and unwind in the warm, inviting family room featuring a classic brick fireplace and custom built-ins. Just off the dinette is the deck access ideal for family events or neighborhood BBQ's. The spacious main floor laundry room offers abundant cabinetry and function with garage access. Upstairs, the primary suite is a private retreat with vaulted ceilings, a cozy sitting area, large walk-in closet, and a 3pc ensuite. A spa inspired bathroom with 6' soaker tub will be an appreciated feature at the end of a long work day. Three additional bedrooms and an upper balcony with serene water views complete the upper level. The walk-out lower level is ideal for entertaining, with a large recreation/media room, elegant wet bar that brings you back to the good old days, family room with direct access to a private courtyard, and a beautifully tiled

bathroom with a glass shower. Ample storage ensures space for seasonal decorations and all the momentos. Outside, the property is equally impressive. Landscaped with multi-tiered decks overlooking the pond, the yard offers a peaceful oasis year-round. Brick and cedar fencing, a 24x24 garage with floor drain and outstanding curb appeal complete the package. This is a rare opportunity to own a legacy property in an exceptional setting where your neighbors know your name, and a rich community history carries on in a property recognized as a renowned local landmark.