

4210 69 Street  
Camrose, Alberta

MLS # A2288488



## \$348,000

<b>Division:</b>	Duggan Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,131 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** All furnishings left in home, window covers

Welcome to this fantastic 4 bedroom, 2.5 bath home in the heart of Duggan Park! Just steps from the lake and only a short drive to grocery stores, restaurants, parks and everyday amenities, this location truly offers the best of convenience and lifestyle. The bright and inviting living room features a large front window that fills the space with natural light, creating a warm and welcoming atmosphere. Upstairs, you'll find the primary bedroom complete with a private 2 piece ensuite, along with two additional bedrooms and a full 4-piece bathroom. The fully developed basement offers even more living space, including a kitchenette and a generous family room ideal for movie nights, entertaining, or relaxing together. An additional bedroom and dedicated laundry room complete the lower level. Outside, enjoy a large backyard with a mature apple tree, plus a detached double car garage providing plenty of parking and storage. This home combines space, functionality, and an unbeatable location. Don't miss your opportunity to live in one of the area's most desirable neighbourhoods!