

4211 69 Street
 Camrose, Alberta

MLS # A2267386



\$550,000

Division:	Duggan Park		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,722 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.32 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Front Ya		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-

Features: Bar, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Natural Woodwork, No Smoking Home, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Bar Fridge, A/C Unit, Central Vac/Attachments, Shed, Irrigation System (As-is). All appliances sold As-is.

Discover a rare opportunity to own this well cared for and in solid original condition home nestled in an exclusive cul-de-sac in the highly sought-after Duggan Park neighbourhood. Perfectly positioned backing onto picturesque Duggan Pond, this property offers serene water views, abundant wildlife, and the privacy of a beautifully treed yard. From the moment you step through the impressive double front doors, you're greeted by a soaring foyer and a striking open staircase that sets the tone for the rest of the home. The main floor is designed for both elegant entertaining and comfortable family living. Enjoy a spacious sunken living room and formal dining area, accented by a luxurious three-way gas fireplace and rich parquet hardwood flooring. The kitchen is a chef's delight, featuring solid oak cabinetry, granite countertops, and newer appliances. A casual dining area overlooks a cozy nook with custom built-in cabinetry and bookcases—perfect for morning coffee or family gatherings. The main floor also includes a rare and inviting library or office space complete with a wood-burning fireplace, a two-piece powder room, and a spacious laundry room with extensive cabinetry and access to the deck and attached double garage. Up the semi-spiral staircase, you'll find a bright and open landing, four generous bedrooms, and a large main bathroom. The primary suite is a true retreat, featuring a walk-through closet, private three-piece ensuite, and a tranquil sunroom where you can unwind and take in the views. The finished basement offers even more living space, including a large recreation area with a bar, a full bathroom with a luxury shower, and multiple storage rooms. Walk out basement to truly enjoy your backyard oasis. The home also features A/C, a garage floor drain, RV parking, a shed and more! Adding to the home's charm, the front yard

showcases a unique hand-carved willow tree sculpture by well-known artist Kelly Davies—a distinctive piece of art that beautifully complements the property’s natural setting. Blending timeless design with a one-of-a-kind setting, this exceptional home provides everything your family could need—and more. Enjoy peaceful living among friendly neighbours in a quiet, established community, all while surrounded by nature and stunning pond views.