

4206 71 Street
Camrose, Alberta

MLS # A2151849



\$339,900

Division:	Duggan Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,402 sq.ft.	Age:	1987 (37 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
Lot Size:	0.18 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Laminate, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Dry Bar, Laminate Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Storage, Suspended Ceiling		
Inclusions:	furniture remaining in house		

This 1987 Bungalow in Camrose, boasts 3 bedrooms on the main level, a 4 piece bathroom and 2 piece ensuite for added convenience. The main floor also features handy laundry location, a sunken living room with outdoor access and a bonus room with large windows for ample natural light. Downstairs, you'll find an extra bedroom and full bathroom, a spacious family room, a dedicated theatre room for entertainment, and a large storage room. Outside, the back yard is fully fenced and includes a double detached garage with RV parking pad and alley access. This home offers a perfect opportunity for a family looking to personalize their living space and create lasting memories.