

4309 75 Street
Camrose, Alberta

MLS # A2166729



\$325,000

Division:	Duggan Park		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,148 sq.ft.	Age:	1981 (43 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Driveway, Garage Door Opener, Insulated, On Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Garden Beds

This attractive home is eye catching from the moment you arrive and full of wonderful qualities beaming throughout. You will surely appreciate the location of being situated in a quiet cul-de-sac and within Duggan Park. The light shines bright throughout this main floor making it a fantastic area for the family to enjoy. The livingroom grants you an abundance of space for large gatherings plus the extra-wide entrance is perfect for accommodating your family's various belongings as they come and go. The kitchen has plenty of storage, convenient pantry for all your extras plus generous counterspace that ties in the diningroom to your kitchen keeping you connected in the heart of the home. Patio doors right off of your diningroom is the perfect setting to lounge on your deck overlooking your large backyard. Is gardening of interest? There is plenty of room for all your favorite plants; your outdoor space has a garden, garden boxes and a greenhouse plus a handy storage shed. Back inside, on the upper level you have your primary bedroom with a walk-in closet and 2 additional bedrooms. You will absolutely love the new & stylish 4 piece bathroom with an appreciated double sink and marble tile flooring, it's clean, bright and white! The lower level has your familyroom, a large 4th bedroom, 3 piece bathroom along with your laundry. The costly items to upgrade/maintain a home have already been completed; such as the windows, the shingles and most of the appliances. A double detached garage completes the package of this marvelous property. There is no place like home & this is a truly wonderful property to create many cherished memories to come.