# \$564,900 - 4317 71 Street, Camrose

MLS® #A2192959

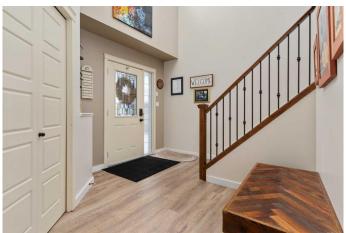
# \$564,900

4 Bedroom, 4.00 Bathroom, 1,512 sqft Residential on 0.20 Acres

Duggan Park, Camrose, Alberta

Welcome to this exceptional two-storey home, ideally located in a peaceful cul-de-sac in Duggan Park. With an expansive backyard and charming farmhouse chic finishes, this home offers both style and practicality. The grand entrance sets the tone with soaring vaulted ceilings and an open staircase, creating a bright and welcoming atmosphere. The main floor features a spacious open-concept layout, perfect for modern family living. The well-appointed kitchen boasts a walk-in pantry, a central island with a sink, and an abundance of cabinetry and counter space. Garden doors open to a massive deck, ideal for outdoor dining and relaxation. The living room is a cozy haven, with a gas corner fireplace and plenty of natural light flooding in. Convenience is key on the main floor, where you'll find a 2-piece bathroom, a laundry room/back foyer with direct heated garage access, and newly installed, high-end vinyl plank flooring throughout. Upstairs, the large primary bedroom offers a private retreat with his-and-hers closets and an ensuite with double sinks and a luxurious jetted tub. Two additional bedrooms and a full bathroom complete the upper level, which also features upgraded carpeting and vinyl plank for added comfort. The recently finished lower level is a standout with its farmhouse chic style, featuring ship lap walls and a trendy color palette. This level offers a spacious rec room, an oversized bedroom, a 3-piece bathroom, and plenty of storage. Step outside to the







sprawling, fenced backyardâ€"truly the heart of this home. With a gazebo, ample space for entertaining, and room to play, it's a perfect area for families to enjoy. Stay cool in the summer with central air conditioning, and enjoy the convenience of GEMSTONE lighting, eliminating the need for frostbitten fingers while decorating for the holidays! Recent updates include a new furnace, hot water tank, freshly poured concrete driveway, and newly redone shingles. Fresh paint throughout adds a modern touch, while the heated oversized garage provides ample space for parking and storage. This move-in-ready gem is waiting for you to call it homeâ€"don't miss the opportunity to make lasting memories in a wonderful neighborhood!

#### Built in 2007

## **Essential Information**

MLS® # A2192959 Price \$564,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,512
Acres 0.20
Year Built 2007

Type Residential
Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 4317 71 Street

Subdivision Duggan Park

City Camrose County Camrose

Province Alberta
Postal Code T4V 3Y1

## **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

### Interior

Interior Features Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Sump Pump(s), Laminate Counters

Appliances Dishwasher, Refrigerator, Washer/Dryer, Electric Stove

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Living Room, Tile

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Rain Gutters

Lot Description Landscaped, Lawn, Backs on to Park/Green Space, Back Yard,

Cul-De-Sac, Interior Lot, Pie Shaped Lot

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed February 7th, 2025

Days on Market 71
Zoning R1

# **Listing Details**

Listing Office RE/MAX Real Estate (Edmonton) Ltd.

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