

# \$575,000 - 4211 69 Street, Camrose

MLS® #A2267386

## \$575,000

4 Bedroom, 4.00 Bathroom, 2,722 sqft

Residential on 0.32 Acres

Duggan Park, Camrose, Alberta

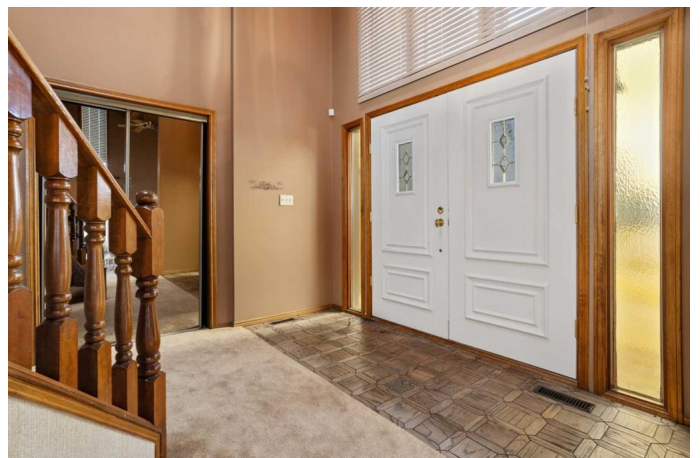
Discover a rare opportunity to own this well cared for and in solid original condition home nestled in an exclusive cul-de-sac in the highly sought-after Duggan Park neighbourhood.

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'll be 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.

Built in 1980

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2267386          |
| Price          | \$575,000         |
| Bedrooms       | 4                 |
| Bathrooms      | 4.00              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 2,722             |
| Acres          | 0.32              |
| Year Built     | 1980              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 4211 69 Street |
| Subdivision | Duggan Park    |
| City        | Camrose        |
| County      | Camrose        |
| Province    | Alberta        |
| Postal Code | T4V 3V9        |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |
| Waterfront     | Lake Privileges        |

### **Interior**

|                   |                                                                                                                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | 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), Bar |
| Appliances        | Bar Fridge, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer                                                                                                                                                                                |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                                                                   |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                     |
| Fireplaces        | Gas, Living Room, Wood Burning, Double Sided, Great Room                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                                                                                   |
| Basement          | Full                                                                                                                                                                                                                                                                  |

### **Exterior**

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Other, Private Yard                                                                                                          |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                                                              |
| Construction      | Brick, Wood Frame                                                                                                            |
| Foundation        | Wood                                                                                                                         |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 4                  |
| Zoning         | R1                 |

**Listing Details**

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

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