

# \$469,000 - 4305 74 Street, Camrose

MLS® #A2224895

## \$469,000

3 Bedroom, 2.00 Bathroom, 1,387 sqft

Residential on 0.13 Acres

Duggan Park, Camrose, Alberta

This original-owner custom built home nestled in a quiet cul-de-sac in one of Camrose's most sought-after neighborhoods. Sitting on an expansive lot surrounded by mature trees, this well-built property offers privacy, space, and endless possibilities! Well maintained over the years, the home features a timeless brick, wood and stucco exterior and a heated double attached garage. As you walk up you'll be captivated by the front patio, it has a secret garden feel & the privacy offered by the large front tree provides such a sweet secluded space for sipping morning coffee, or sidewalk chalk family fun on a Saturday afternoon. Inside, the layout offers great bones and generous square footage, including a sunken living room, beautiful brickwork & mantel on the fireplace, and large windows that flood the space with natural light. The practical eat-in kitchen includes a nice bay window that overlooks the private, treed backyard. It's the ideal spot for kid snacks/family meal time. The dining room is an excellent space for hosting guests & dinner parties.

The main floor offers three well-sized bedrooms, including a primary bedroom with 3pc ensuite & walk in closet. There's an additional 4-piece bathroom on the main floor. The unfinished basement provides a blank slate for future development, with space for additional bedrooms, storage, a rec room, or whatever suits your family.

The yard provides a sense of peace and seclusion rarely found within city limits. Unwind



on your back deck while listening to the neighborhood birds. Extra perks include rear parking access ideal for boat or RV parking. Whether you're looking to update or invest, this home offers exceptional value and space in a location that can't be beat. Some updates include Newer shingles (2/3 years), new furnace (2024), garage opener (2024), new stove, new garburator

Built in 1982

**Essential Information**

MLS® #	A2224895
Price	\$469,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,387
Acres	0.13
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	4305 74 Street
Subdivision	Duggan Park
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 3V3

**Amenities**

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Garburator, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Private, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 27th, 2025
Days on Market	12
Zoning	RS

## Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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