

## **\$644,900 - 4308 72 Street, Camrose**

MLS® #E4427555

**\$644,900**

4 Bedroom, 4.50 Bathroom, 1,891 sqft

Single Family on 0.00 Acres

Duggan Park, Camrose, AB

This exceptionally refreshed 4 bedroom executive bungalow in Duggan Park with oversized triple garage awaits! The custom kitchen is brand new, with a majestic 11' cedar island, two sinks, inline RO, new cabinets with underlighting, gorgeous tile backsplash, pantry and appliances with smart features. Illuminated by recessed, wifi capable LED lighting, epoxy countertops and new tile flooring complete the space. Engineered hard wood flooring, fresh paint, new light fixtures and large bright windows adorn the main floor with laundry+half bath, 4 piece bath with jet tub and 2 bedrooms including the primary with dual ensuites for the ultimate oasis. Downstairs: the rec room, wet bar, hot tub with humidistat and 4 piece bath meet two more bedrooms and storage with direct garage access. Gated RV parking, composite deck, fenced +landscaped yard with fruit trees + shrubs, new shingles, security features, HWT, electrical and plumbing updates and many more custom touches. Must be seen to be truly appreciated!!

Built in 1989

### **Essential Information**

MLS® # E4427555

Price \$644,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 1,891                  |
| Acres          | 0.00                   |
| Year Built     | 1989                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4308 72 Street |
| Area        | Camrose        |
| Subdivision | Duggan Park    |
| City        | Camrose        |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4V 3X6        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, Deck, Hot Tub, No Smoking Home, Parking-Extra, R.V. Storage, Secured Parking, Vinyl Windows, Wet Bar, Workshop, Vacuum System-Roughed-In, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking   | Front Drive Access, Heated, Over Sized, Parking Pad Cement/Paved, RV Parking, Triple Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Storage Shed, Stove-Gas, Vacuum Systems, Washer, Refrigerators-Two, Hot Tub |
| Heating           | Forced Air-1, Hot Water, Combination, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Freestanding, Woodstove   |
| Stories           | 2   |
| Has Basement      | Yes   |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Brick, Vinyl

Exterior Features      Back Lane, Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Level Land, No Through Road, Playground Nearby, Shopping Nearby

Roof                          Asphalt Shingles

Construction              Wood, Brick, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                March 25th, 2025

Days on Market        39

Zoning                      Zone 80

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