



**4310 74 Street
Camrose, Alberta**

MLS # A2309845



\$389,000

Division:	Duggan Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,246 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	1 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Front Yard, Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R1
Foundation:	Preserved Wood	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Separate Entrance, Storage		

Inclusions: fridge, stove, dishwasher, hood fan, washer, dryer, wall mount for TV(2), garage opener & remotes, curtains, central vac & attachments, A/C

Welcome to this family sized bi-level walk-out tucked away in one of Duggan Park's most desirable cul-de-sacs! With 5 bedrooms, 3 bathrooms, and 1,246 sq ft plus a fully finished basement, this home offers the space, layout, and location growing families are searching for. Situated on a massive pie shaped lot with a fenced backyard, this property was made for family living and entertaining. The impressive 41' deck stretches the entire length of the home, creating the perfect space for summer BBQs, outdoor dining, and gathering with friends and family. The attached double garage includes a convenient loft area for extra storage, while the covered exterior storage space at the back of the home gives you even more room for seasonal items and outdoor gear. Inside, you'll appreciate the bright and spacious main floor featuring a huge living room, dining area with direct access to the deck, and a bright kitchen with plenty of cabinets, generous counter space, and a window overlooking the backyard so you can keep an eye on the kids while preparing meals. The main floor also features 3 bedrooms, a full bathroom, and a private ensuite off the primary bedroom. Downstairs is where this home truly stands out! The fully finished walk-out basement features a huge rec room with fireplace, vaulted ceilings, 2 additional bedrooms, another bathroom, bonus shower in the laundry room, and direct access to the backyard. Walk-out basements are a rare find, and this one offers endless possibilities for family living & hobbies. Located in a fantastic neighborhood close to parks, schools, and walking trails, this is the kind of home your family can truly grow into for years to come.