



6802 42A Avenue  
Camrose, Alberta

MLS # A2324577



**\$669,000**

<b>Division:</b>	Duggan Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,366 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	10358.00 Acres		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, No Back Lane, No Neighbours Behind, Pri		

<b>Heating:</b>	Fireplace(s), Forced Air, Wood	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Wood Windows		

**Inclusions:** fridge, stove, hood fan, built in microwave, dishwasher, washer, dryer, A/C, window treatments, firepit, garage opener & remote, All furniture negotiable

Welcome Home to Duggan Park! Tucked away in a quiet cul-de-sac, this stunning 1.5 Storey Split offers over 2,366 sq. ft. of thoughtfully designed living space and incredible curb appeal that will capture your attention from the moment you arrive. Step inside and be greeted by soaring ceilings, beautiful architectural details, warm wood beams, and an abundance of windows that fill the home with natural light from every angle. The heart of the home is the spectacular newly renovated kitchen, featuring a massive quartz island, endless cabinetry, and plenty of space to gather, entertain, and create lasting memories with family and friends. The main floor offers exceptional functionality with a spacious living room anchored by a cozy stone-faced fireplace, a comfortable family room perfect for game day, a dedicated home office, main floor laundry, a generous back entry, and convenient access to the double attached garage. Upstairs you'll find three bedrooms, including a beautifully updated primary retreat complete with a spa-inspired walk-in shower and an expansive dressing room featuring his-and-hers closets. A full 4-piece bathroom serves the additional bedrooms. The basement provides even more versatile living space with room for a home gym, movie nights, hobbies, a vast amount of storage, and an additional bedroom for guests or growing families. Situated on an impressive 10,000+ sq. ft. lot, the backyard is your own private oasis. Enjoy summer evenings on the two-tiered deck, gather around the fire pit, play chase with the kids or pick fresh fruit from the apple and pear trees. And when the Alberta summer heat arrives, stay comfortable indoors with the new air conditioning. With its unique architecture, beautiful natural light, incredible living spaces, and sought-after location, this is a home that truly stands apart from the rest.