



GRASSROOTS
REALTY GROUP

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**4009 69A Street Close
Camrose, Alberta**

MLS # A2333267



\$319,000

Division:	Southwest Meadows		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,240 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Interior Lot, Irregular Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	29
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions:	n/a
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Tucked away on a quiet cul-de-sac, this affordable half duplex offers the perfect blend of comfort, functionality, and outdoor space. A charming covered front porch welcomes you inside, where you'll discover a bright, open-concept main floor designed for everyday living and entertaining. The spacious kitchen features a convenient serving island, abundant counter space, and flows seamlessly into the dining and living areas, where a cozy corner gas fireplace creates the perfect gathering spot. A convenient 2-piece powder room completes the main level. Upstairs, you'll find two exceptionally spacious bedrooms. The generous primary suite offers a walk-in closet and a private 4-piece ensuite, while the oversized second bedroom is located beside another full 4-piece bathroom, making it ideal for family, guests, or a home office. The basement provides even more potential and has already seen valuable improvements. A 2-piece bathroom has been added, and all of the exterior walls have been completed, giving you a great head start on creating the additional living space you've been dreaming of while still allowing you to finish it to your own taste. Step outside onto the expansive back deck overlooking the massive backyard—an ideal setting for children, pets, gardening, or summer entertaining. Backing onto Duggan Park playground and ball diamonds, this property offers a wonderful extension of your outdoor living space with recreation just steps away. Complete with a single attached garage and an unbeatable combination of affordability, space, and location, this is a home you'll want to see!