



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6802 42A Avenue
Camrose, Alberta

MLS # A2342339



\$649,000

Division:	Duggan Park		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,361 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Lawn, F		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to one of Duggan Park's most coveted crescents! Perfectly positioned on a quiet, sought-after crescent and backing onto the berm, this exceptional family home offers the rare combination of privacy, space, and an incredible lifestyle with no rear neighbours. The expansive, fully fenced backyard features a large deck with pergola, a fire pit area, and low maintenance landscape. Step inside and discover a home designed for both grand entertaining and everyday family life. Vaulted ceilings and a wood-burning fireplace create an impressive first impression in the front living room, while the heart of the home is the massive custom kitchen—a true showpiece featuring dual islands, a gas stove, wall-to-wall pantry storage, and a convenient serving bar. A sunken family room is filled with natural light, creating the perfect gathering space, while the main floor also offers an oversized laundry and mudroom, a two-piece bathroom, and a flexible space ideal for a home office. Upstairs, three bedrooms and a four-piece bathroom provide plenty of room for family, but the primary suite is truly a retreat of its own. The beautifully updated ensuite features a high-end walk-in shower with a rain head, separate makeup vanity, and exceptional finishing throughout. Two walk-in closets are complemented by an incredible amount of additional space—create the ultimate dressing room, private TV lounge, or nursery. The lower level adds even more entertaining space with an additional bedroom and large recreation area. Storage is abundant throughout this home—there is truly room for everything. Additional highlights include an attached double garage, air conditioning, a new hot water tank, recent shingles and a 32 foot trailer fits on driveway!. Set on an outstanding lot in one of Camrose's most desirable family

neighbourhoods, this is more than a home—it is a place designed for gathering, entertaining, relaxing, and creating memories for years to come.