

# **\$614,998 - 3712 69 Street, Camrose**

MLS® #A2200850

**\$614,998**

3 Bedroom, 4.00 Bathroom, 1,709 sqft

Residential on 0.08 Acres

Duggan Park, Camrose, Alberta

Looking for the Perfect Family Home Look No Further! This Amazing Home With High End Finishing's, the owner has thought of Everything! With a Drive through Garage for your Toys! Located in Duggan Park, this fabulous property with composite deck in front and back. An open living concept Living Room & Kitchen Perfect for Family and Friends. Custom Blinds. This Transitional Style Home is Amazing! Upstairs bonus room overlooking the living room area could add another bedroom. Also a Master Suite (with your walk in closet and 5 piece on suite) overlooking your Picturesque Garden/Hot tub - 2016 and Pond. Go pick your Fruit off your Plum or Cherry Tree or Smell the fragrance of the Pink Lilac Bush in the Summer. Out on the Newly Renovated Composite Deck you can put your Gas BBQ and enjoy your favorite Meal; if you desire and spend late Evening Sipping on your Favorite Wine while the kids are fast asleep. With the Fully Fenced Yard, your pets can absolutely have fun in their new space. Upstairs you will discover a second Bedroom as well as the Main Bathroom and a Bonus Room,(which you could convert to another bedroom as well if you'd like) Go on downstairs to your bright open basement for your Future Family Room with easy access to the utility room from both sides. More Bedrooms which your Teenagers will Enjoy. High end Furnace and a Hot Water Tank in 2023. PEX Plumbing. Insulated Flooring. A/C 2016. The Drive Through Garage is such an



Added Bonus makes your Back Yard  
Landscaping such an Amazing Easy Clean  
Up! Camrose has over 30 km of Walking  
Trails, Kayaking in the Middle of Camrose, the  
Best Donuts at the Sweeterie, a Variety of  
Schools to choose from, many Variety of Art  
Programs, Hockey Teams. The List Goes on.  
Welcome Home to Camrose, Alberta!  
Directions: Approximately 55 minutes away  
from Edmonton International Airport

Built in 2008

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2200850          |
| Price          | \$614,998         |
| Bedrooms       | 3                 |
| Bathrooms      | 4.00              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,709             |
| Acres          | 0.08              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 3712 69 Street |
| Subdivision | Duggan Park    |
| City        | Camrose        |
| County      | Camrose        |
| Province    | Alberta        |
| Postal Code | T4V 5B7        |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 6  |
| Parking        | Parking Pad, RV Access/Parking, Triple Garage Attached |

# of Garages 3

## Interior

Interior Features High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Double Vanity, No Smoking Home, See Remarks

Appliances Dishwasher, Refrigerator, Washer/Dryer, Electric Stove, Microwave

Heating Forced Air, High Efficiency

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas, Wood Burning

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Garden, Other, Private Yard, BBQ gas line

Lot Description Front Yard, Garden, Landscaped, Level, Fruit Trees/Shrub(s), Few Trees, Reverse Pie Shaped Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Stone, Wood Siding

Foundation Poured Concrete

## Additional Information

Date Listed March 12th, 2025

Days on Market 146

Zoning R2

## Listing Details

Listing Office Maxwell Devonshire Realty

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