

# \$350,000 - 6813 40 Avenue close, Camrose

MLS® #A2216626

## \$350,000

3 Bedroom, 2.00 Bathroom, 1,037 sqft

Residential on 0.08 Acres

Duggan Park, Camrose, Alberta

Excellent and inviting Bi-level home located in Duggan Park - Quiet Location. Close to walking trails, playgrounds and West End Shopping. This 3 bedroom, 2 bathroom home has a bright and open layout perfect for family. Main level features a spacious living, dining and kitchen area with a walkout to a large back deck, 2 beds and a 4pc bathroom. Finished lower level with a large family room, good sized bedroom, 3pc bathroom, and tons of storage. Outside you will enjoy the landscaped fenced yard and HEATED Double Garage.

Built in 2005

## Essential Information

MLS® #	A2216626
Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,037
Acres	0.08
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information



Address	6813 40 Avenue close
Subdivision	Duggan Park
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 5A7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage
# of Garages	2

### Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 7th, 2025
Days on Market	2
Zoning	R2

### Listing Details

Listing Office	CIR Realty
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