

# \$464,900 - 18a, 4539 69 Street, Camrose

MLS® #A2262433

## \$464,900

3 Bedroom, 3.00 Bathroom, 1,644 sqft

Residential on 0.06 Acres

Westpark, Camrose, Alberta

Step into a relaxed, low-maintenance lifestyle in this beautifully designed half duplex, nestled in one of the most sought-after adult communities. From the moment you walk in, you'll notice the soaring vaulted ceilings and solar tube, bathing the main living space in warm, natural light.

The heart of the home is a stunning kitchen that's sure to impress, featuring rich maple cabinetry, a large walk-in pantry, and a central island that's perfect for both entertaining and everyday living. The open-concept layout seamlessly connects the kitchen to the dining and living areas, creating the ideal space for hosting family and friends.

Step through the dining area onto your private deck and into a spacious pie-shaped backyard, with no rear neighbours, it's the perfect setting for quiet mornings, sunny afternoons, or evening get-togethers.

The inviting living room offers a cozy gas fireplace and large windows that bring the outdoors in, creating a bright and welcoming atmosphere all year round.

This home is uniquely suited for comfort and privacy with two generous primary suites, one on the main floor and one upstairs, each complete with walk-in closets and full 4-piece ensembles.

More to love: Convenient main floor laundry, Guest-friendly 2-piece powder room, Heated double attached garage

At The Village at West Park, your \$100/month fee takes care of snow removal, lawn care,



and access to the community social center,  
leaving you more time to enjoy the things that  
matter most.

This is more than just a home, it's a  
lifestyle. Come see it for yourself!

Built in 2006

### Essential Information

MLS® #	A2262433
Price	\$464,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,644
Acres	0.06
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	1 and Half Storey, Side by Side
Status	Active

### Community Information

Address	18a, 4539 69 Street
Subdivision	Westpark
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 5B3

### Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry
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Appliances	See Remarks
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Dining Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	October 6th, 2025
Days on Market	1
Zoning	R3
HOA Fees	100
HOA Fees Freq.	MON

## Listing Details

Listing Office	Coldwell Banker OnTrack Realty
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