

## **\$644,900 - 4308 72 Street, Camrose**

MLS® #E4427555

**\$644,900**

4 Bedroom, 4.50 Bathroom, 1,891 sqft

Single Family on 0.00 Acres

Duggan Park, Camrose, AB

This exceptionally refreshed 4 bedroom executive bungalow in Duggan Park with oversized triple garage awaits! The custom kitchen is brand new, with a majestic 11' cedar island, two sinks, inline RO, new cabinets with underlighting, gorgeous tile backsplash, pantry and appliances with smart features. Illuminated by recessed, wifi capable LED lighting, epoxy countertops and new tile flooring complete the space. Engineered hard wood flooring, fresh paint, new light fixtures and large bright windows adorn the main floor with laundry+half bath, 4 piece bath with jet tub and 2 bedrooms including the primary with dual ensuites for the ultimate oasis. Downstairs: the rec room, wet bar, hot tub with humidistat and 4 piece bath meet two more bedrooms and storage with direct garage access. Gated RV parking, composite deck, fenced +landscaped yard with fruit trees + shrubs, new shingles, security features, HWT, electrical and plumbing updates and many more custom touches. Must be seen to be truly appreciated!!

Built in 1989

### **Essential Information**

MLS® # E4427555

Price \$644,900



Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	1,891
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4308 72 Street
Area	Camrose
Subdivision	Duggan Park
City	Camrose
County	ALBERTA
Province	AB
Postal Code	T4V 3X6

### Amenities

Amenities	Off Street Parking, Deck, Hot Tub, No Smoking Home, Parking-Extra, R.V. Storage, Secured Parking, Vinyl Windows, Wet Bar, Workshop, Vacuum System-Roughed-In, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking	Front Drive Access, Heated, Over Sized, Parking Pad Cement/Paved, RV Parking, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Storage Shed, Stove-Gas, Vacuum Systems, Washer, Refrigerators-Two, Hot Tub
Heating	Forced Air-1, Hot Water, Combination, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding, Woodstove
Stories	2
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Brick, Vinyl

Exterior Features      Back Lane, Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Level Land, No Through Road, Playground Nearby, Shopping Nearby

Roof                          Asphalt Shingles

Construction              Wood, Brick, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                March 25th, 2025

Days on Market        37

Zoning                      Zone 80

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