

4019 69A StreetClose  
Camrose, Alberta

MLS # A2215791



\$259,000

Division:	Duggan Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,034 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

This two-storey duplex side presents a fantastic opportunity in a prime location. Situated close to the amenities of Duggan Park and Playground and within walking distance to West End Shopping. The main level boasts an open floor plan, creating a sense of spaciousness, and features a functional kitchen complete with a center island, a convenient 2-piece bathroom, and a cozy living room perfect for relaxing. Upstairs, you'll find two spacious bedrooms, including one with a 5-piece ensuite bathroom, and an additional 4-piece bathroom to serve the second bedroom. The lower level is left open for you to design and customize to your liking, offering endless possibilities. An attached single garage provides parking and storage. Great opportunity for investors or first time home buyers.