

**4017 69A Street Close  
Camrose, Alberta**
**MLS # A2282041**

# \$269,000



<b>Division:</b>	Duggan Park	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,124 sq.ft.	<b>Age:</b> 2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Single Garage Attached	
<b>Lot Size:</b>	0.08 Acre	
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped	

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, See Remarks, Soaking Tub		
<b>Inclusions:</b>	N/A		

This well-maintained two-storey duplex side is ideally located near the amenities of Duggan Park and within easy walking distance to Camrose's west end shopping. The main level offers an open floor plan that creates a bright spacious feel, featuring a functional kitchen with a centre island, convenient 2-piece bathroom, and a cozy living room perfect for relaxing. Upstairs, you'll find two generously sized bedrooms, including a primary bedroom with a 5-piece ensuite, along with an additional 4-piece bathroom for the second bedroom. The lower level is left open for future development, giving you the freedom to customize the space to suit your needs. An attached single garage adds both parking and storage, making this an excellent opportunity for investors or first-time home buyers.