

**4017 69A StreetClose
Camrose, Alberta****MLS # A2282041****\$269,000**

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

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

Inclusions: 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.