

\$499,900 - 4519 69 Street, Camrose

MLS® #A2207861

\$499,900

4 Bedroom, 4.00 Bathroom, 1,638 sqft

Residential on 0.09 Acres

West Park, Camrose, Alberta

Welcome to your dream home in the sought-after West Park Village, a desirable two-storey ideally located near West End shopping and lakeside walking path. This amazing property has no homes in front or behind, ensuring extra privacy. The open layout is perfect for modern living, featuring numerous recent upgrades, including a contemporary basement development, elegant flooring, and a new furnace. Enjoy year-round comfort with a brand-new hot water tank, AC, and new sump pump. The kitchen and bathrooms shine with stylish new sinks, faucets, and stunning quartz countertops. The kitchen also presents a new gas stove and microwave. With two primary bedrooms, each with its own ensuite as well as 2 additional bedrooms and bathrooms this home has it all! Attached is a double heated garage and the backyard features a landscaped yard and a spacious 12' x 20' deck. This home offers the perfect blend of comfort and convenience. Shingles were completed in 2024. Experience the freedom of a single-family residence and take pride in your idyllic lifestyle in West Park Village! This is not a condo development. Lawn care and snow removal are taken care of with the low HOA fee of just \$110 per month. There is Community recreation centre for residents to use.

Built in 2006

Essential Information



| | |
|----------------|------------------------|
| MLS® # | A2207861 |
| Price | \$499,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 1,638 |
| Acres | 0.09 |
| Year Built | 2006 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 4519 69 Street |
| Subdivision | West Park |
| City | Camrose |
| County | Camrose |
| Province | Alberta |
| Postal Code | T4V 5B3 |

Amenities

| | |
|----------------|---------------------------------------|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Double Garage Attached, Heated Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances | Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line |
| Lot Description | Backs on to Park/Green Space, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 8th, 2025 |
| Days on Market | 10 |
| Zoning | R2 |
| HOA Fees | 110 |
| HOA Fees Freq. | MON |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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