

# \$564,900 - 4317 71 Street, Camrose

MLS® #A2192959

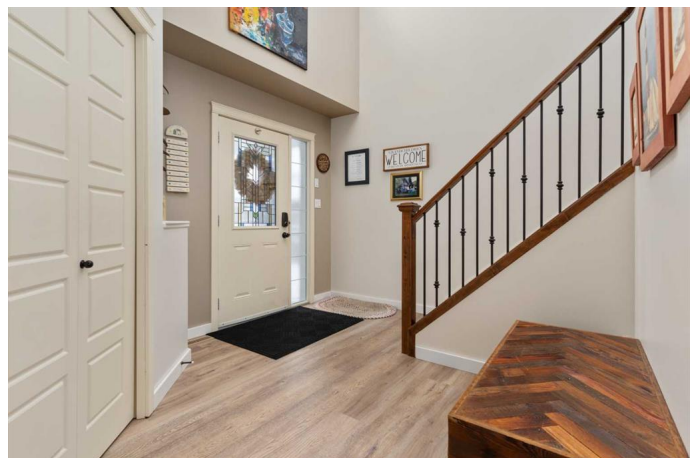
**\$564,900**

4 Bedroom, 4.00 Bathroom, 1,512 sqft

Residential on 0.20 Acres

Duggan Park, Camrose, Alberta

Welcome to this exceptional two-storey home, ideally located in a peaceful cul-de-sac in Duggan Park. With an expansive backyard and charming farmhouse chic finishes, this home offers both style and practicality. The grand entrance sets the tone with soaring vaulted ceilings and an open staircase, creating a bright and welcoming atmosphere. The main floor features a spacious open-concept layout, perfect for modern family living. The well-appointed kitchen boasts a walk-in pantry, a central island with a sink, and an abundance of cabinetry and counter space. Garden doors open to a massive deck, ideal for outdoor dining and relaxation. The living room is a cozy haven, with a gas corner fireplace and plenty of natural light flooding in. Convenience is key on the main floor, where you'll find a 2-piece bathroom, a laundry room/back foyer with direct heated garage access, and newly installed, high-end vinyl plank flooring throughout. Upstairs, the large primary bedroom offers a private retreat with his-and-hers closets and an ensuite with double sinks and a luxurious jetted tub. Two additional bedrooms and a full bathroom complete the upper level, which also features upgraded carpeting and vinyl plank for added comfort. The recently finished lower level is a standout with its farmhouse chic style, featuring ship lap walls and a trendy color palette. This level offers a spacious rec room, an oversized bedroom, a 3-piece bathroom, and plenty of storage. Step outside to the



sprawling, fenced backyardâ€”truly the heart of this home. With a gazebo, ample space for entertaining, and room to play, it's a perfect area for families to enjoy. Stay cool in the summer with central air conditioning, and enjoy the convenience of GEMSTONE lighting, eliminating the need for frostbitten fingers while decorating for the holidays! Recent updates include a new furnace, hot water tank, freshly poured concrete driveway, and newly redone shingles. Fresh paint throughout adds a modern touch, while the heated oversized garage provides ample space for parking and storage. This move-in-ready gem is waiting for you to call it homeâ€”don't miss the opportunity to make lasting memories in a wonderful neighborhood!

Built in 2007

**Essential Information**

MLS® #	A2192959
Price	\$564,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,512
Acres	0.20
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	4317 71 Street
Subdivision	Duggan Park
City	Camrose
County	Camrose

Province	Alberta
Postal Code	T4V 3Y1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Laminate Counters
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Electric Stove
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Rain Gutters
Lot Description	Landscaped, Lawn, Backs on to Park/Green Space, Back Yard, Cul-De-Sac, Interior Lot, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	February 7th, 2025
Days on Market	72
Zoning	R1

### Listing Details

Listing Office	RE/MAX Real Estate (Edmonton) Ltd.
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