

# \$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	11
Zoning	R2
HOA Fees	110
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	CIR Realty
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