

# \$524,900 - 4309 72 Street, Camrose

MLS® #A2232066

**\$524,900**

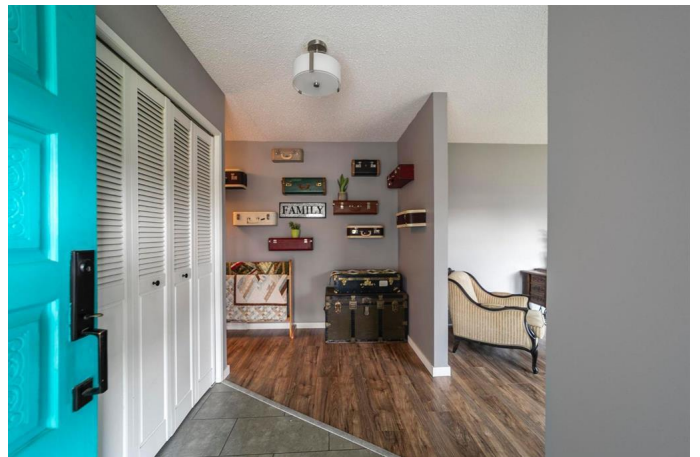
5 Bedroom, 3.00 Bathroom, 1,662 sqft  
Residential on 0.25 Acres

Duggan Park, Camrose, Alberta

Tired of searching for the perfect fit? Look no further! This exceptional 5 bedroom , 3-bathroom home, ideally situated on a quiet cul-de-sac in Duggan Park, is beautifully designed for modern family living.

Step inside and discover the unique suitcase wall that is your to decorate opening up to the the L-shaped livingroom and dining room. you will full in love with the beautifully renovated kitchen, boasting sleek quartz countertops and a expensive floor-to-ceiling pantry â€“ a true chef's delight. The primary bedroom has tons of closet space, plus a beautiful 3 piece ensuite with a oversized shower. There are 2 additonal bedrooms and a sunken family room complete with electric fireplace. All three bathrooms in the home have been tastefully updated including in-floor heating in the main bathroom. Moving downstairs to the completely renovated, fully finished basement that provides tons of space with 2 additional bedrooms, a craft/office/3rd bedroom, family room and a spacious jack and jill bathroom. With generous living areas throughout, there's plenty of room for everyone to comfortably live, work, and play.

Beyond the interior, you'll find an expansive pie-shaped backyard oasis, perfect for outdoor entertaining, family gatherings, or simply unwinding after a long day. Plus, with abundant space for your RV and storage in the shed, this property truly offers something for



everyone.

This rare find checks every box for families seeking comfort, space, and a fantastic neighbourhood. Don't miss your chance to make this house your home!

Built in 1980

**Essential Information**

MLS® #	A2232066
Price	\$524,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,662
Acres	0.25
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	4309 72 Street
Subdivision	Duggan Park
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 3X6

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage, Insulated
# of Garages	2

**Interior**

Interior Features	Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Tankless Hot Water, Vinyl Windows,
-------------------	---

	Suspended Ceiling
Appliances	Dishwasher, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	June 17th, 2025
Days on Market	52
Zoning	R1

## Listing Details

Listing Office	Royal Lepage Rose Country Realty
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.