# \$464,900 - 18a, 4539 69 Street, Camrose

MLS® #A2262433

#### \$464,900

3 Bedroom, 3.00 Bathroom, 1,644 sqft Residential on 0.06 Acres

Westpark, Camrose, Alberta

Step into a relaxed, low-maintenance lifestyle in this beautifully designed half duplex, nestled in one of the most sought-after adult communities. From the moment you walk in, you'll notice the soaring vaulted ceilings and solar tube, bathing the main living space in warm, natural light.

The heart of the home is a stunning kitchen that's sure to impress, featuring rich maple cabinetry, a large walk-in pantry, and a central island that's perfect for both entertaining and everyday living. The open-concept layout seamlessly connects the kitchen to the dining and living areas, creating the ideal space for hosting family and friends.

Step through the dining area onto your private deck and into a spacious pie-shaped backyard, with no rear neighbours, it's the perfect setting for quiet mornings, sunny afternoons, or evening get-togethers.

The inviting living room offers a cozy gas fireplace and large windows that bring the outdoors in, creating a bright and welcoming atmosphere all year round.

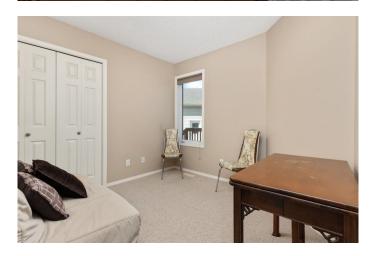
This home is uniquely suited for comfort and privacy with two generous primary suites, one on the main floor and one upstairs, each complete with walk-in closets and full 4-piece ensuites.

More to love: Convenient main floor laundry, Guest-friendly 2-piece powder room, Heated double attached garage

At The Village at West Park, your \$110/month fee takes care of snow removal, lawn care,







and access to the community social center, leaving you more time to enjoy the things that matter most.

This is more than just a home, it's a lifestyle. Come see it for yourself!

Built in 2006

#### **Essential Information**

MLS® # A2262433 Price \$464,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 1,644
Acres 0.06
Year Built 2006

Type Residential

Sub-Type Semi Detached

Style 1 and Half Storey, Side by Side

Status Active

# **Community Information**

Address 18a, 4539 69 Street

Subdivision Westpark
City Camrose
County Camrose
Province Alberta
Postal Code T4V 5B3

#### **Amenities**

Amenities Clubhouse

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Kitchen Island, Open Floorplan, Pantry

Appliances See Remarks

Heating Fireplace(s), Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Dining Room, Gas

Has Basement Yes Basement Full

#### **Exterior**

Exterior Features Other

Lot Description Back Yard, Low Maintenance Landscape, No Neighbours Behind, Pie

Shaped Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed October 6th, 2025

Days on Market 29
Zoning R3
HOA Fees 100

HOA Fees Freq. MON

## **Listing Details**

Listing Office Coldwell Banker OnTrack Realty

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