

\$575,000 - 4211 69 Street, Camrose

MLS® #A2267386

\$575,000

4 Bedroom, 4.00 Bathroom, 2,722 sqft

Residential on 0.32 Acres

Duggan Park, Camrose, Alberta

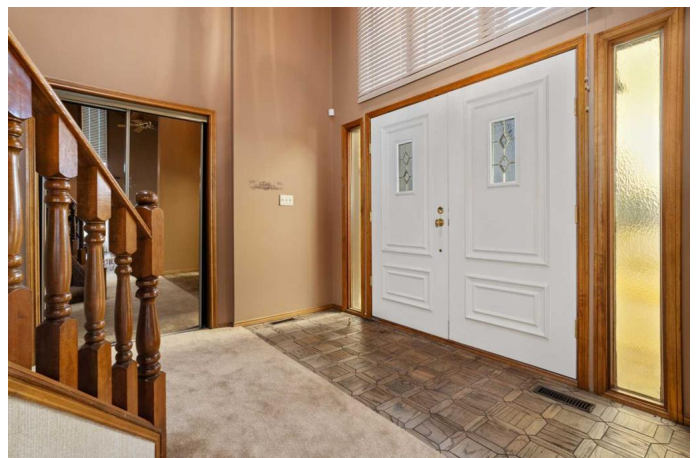
Discover a rare opportunity to own this well cared for and in solid original condition home nestled in an exclusive cul-de-sac in the highly sought-after Duggan Park neighbourhood.

Perfectly positioned backing onto picturesque Duggan Pond, this property offers serene water views, abundant wildlife, and the privacy of a beautifully treed yard.

From the moment you step through the impressive double front doors, you'll be greeted by a soaring foyer and a striking open staircase that sets the tone for the rest of the home. The main floor is designed for both elegant entertaining and comfortable family living. Enjoy a spacious sunken living room and formal dining area, accented by a luxurious three-way gas fireplace and rich parquet hardwood flooring.

The kitchen is a chef's delight, featuring solid oak cabinetry, granite countertops, and newer appliances. A casual dining area overlooks a cozy nook with custom built-in cabinetry and bookcases—perfect for morning coffee or family gatherings. The main floor also includes a rare and inviting library or office space complete with a wood-burning fireplace, a two-piece powder room, and a spacious laundry room with extensive cabinetry and access to the deck and attached double garage.

Up the semi-spiral staircase, you'll find a bright and open landing, four generous bedrooms, and a large main bathroom. The primary suite is a true retreat, featuring a



walk-through closet, private three-piece ensuite, and a tranquil sunroom where you can unwind and take in the views.

The finished basement offers even more living space, including a large recreation area with a bar, a full bathroom with a luxury shower, and multiple storage rooms. Walk out basement to truly enjoy your backyard oasis. The home also features A/C, a garage floor drain, RV parking, a shed and more! Adding to the home’s charm, the front yard showcases a unique hand-carved willow tree sculpture by well-known artist Kelly Davies—a distinctive piece of art that beautifully complements the property’s natural setting.

Blending timeless design with a one-of-a-kind setting, this exceptional home provides everything your family could need—and more. Enjoy peaceful living among friendly neighbours in a quiet, established community, all while surrounded by nature and stunning pond views.

Built in 1980

Essential Information

MLS® #	A2267386
Price	\$575,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,722
Acres	0.32
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	4211 69 Street
Subdivision	Duggan Park
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 3V9

Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2
Waterfront	Lake Privileges

Interior

Interior Features	Bar, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Natural Woodwork, No Smoking Home, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Skylight(s)
Appliances	Bar Fridge, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Great Room, Living Room, Wood Burning, Double Sided
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Wood

Additional Information

Date Listed	October 29th, 2025
Days on Market	12
Zoning	R1

Listing Details

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

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