

# \$424,000 - 4206 74 Street, Camrose

MLS® #A2232362

**\$424,000**

4 Bedroom, 3.00 Bathroom, 1,386 sqft

Residential on 0.22 Acres

Duggan Park, Camrose, Alberta

A beautiful 1386 sqft bungalow situated in a tranquil cul-de-sac in Duggan Park, Camrose. Located close to shopping centers and a playground. This home offers 4 bedrooms and 2.5 baths. The large bright triple-pane windows in the front living room provide an excellent view of the cul-de-sac. The rear living room offers vaulted ceilings that make the room feel bigger and brighter. The main floor also features 3 spacious bedrooms, including the primary bedroom with its own 2-piece ensuite, and a separate full bath with a jetted tub. The finished basement adds versatile space with a fourth bedroom, a full bathroom and a spacious living room that is wired for a home theatre system. The basement also offers a large storage area accommodating all family storage requirements. This home features built-in closet organizers that keep everything neatly in place, plus a dedicated exercise room - perfect for staying active without stepping outside. Set on a treed lot, the fully fenced yard includes a dog-run and RV storage that adds both convenience and flexibility. It's a functional outdoor setup that gives you room to enjoy the outdoors your way.

Built in 1983

## Essential Information

MLS® # A2232362

Price \$424,000



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,386
Acres	0.22
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4206 74 Street
Subdivision	Duggan Park
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 3T7

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Jetted Tub, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Dog Run
Lot Description	Cul-De-Sac, Dog Run Fenced In, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 18th, 2025  
Days on Market                1  
Zoning                              25

**Listing Details**

Listing Office                    Honestdoor Inc.

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