

\$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

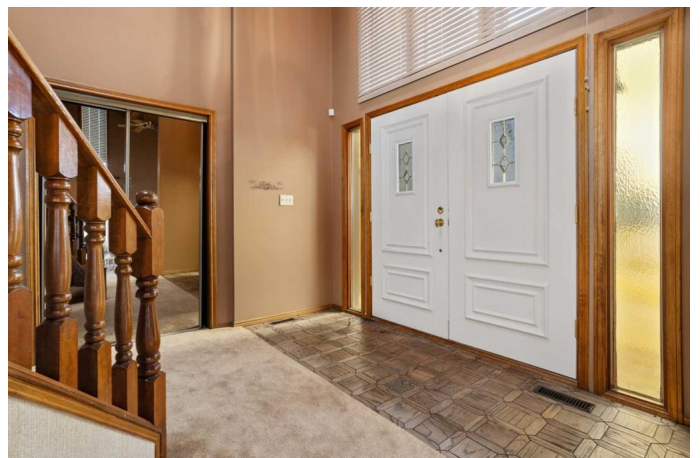
Discover a rare opportunity to own this well cared for and in solid original condition home nestled in an exclusive cul-de-sac in the highly sought-after Duggan Park neighbourhood.

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	Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Natural Woodwork, No Smoking Home, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Bar
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, Living Room, Wood Burning, Double Sided, Great Room
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	5
Zoning	R1

Listing Details

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

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