

\$350,000 - 6813 40 Avenue close, Camrose

MLS® #A2216626

\$350,000

3 Bedroom, 2.00 Bathroom, 1,037 sqft

Residential on 0.08 Acres

Duggan Park, Camrose, Alberta

Excellent and inviting Bi-level home located in Duggan Park - Quiet Location. Close to walking trails, playgrounds and West End Shopping. This 3 bedroom, 2 bathroom home has a bright and open layout perfect for family. Main level features a spacious living, dining and kitchen area with a walkout to a large back deck, 2 beds and a 4pc bathroom. Finished lower level with a large family room, good sized bedroom, 3pc bathroom, and tons of storage. Outside you will enjoy the landscaped fenced yard and HEATED Double Garage.

Built in 2005

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2216626 |
| Price | \$350,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,037 |
| Acres | 0.08 |
| Year Built | 2005 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information



| | |
|-------------|---------------------|
| Address | 6813 40 Avenueclose |
| Subdivision | Duggan Park |
| City | Camrose |
| County | Camrose |
| Province | Alberta |
| Postal Code | T4V 5A7 |

Amenities

| | |
|----------------|---------------------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Heated Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Open Floorplan |
| Appliances | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped |
| Roof | Asphalt |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 7th, 2025 |
| Days on Market | 5 |
| Zoning | R2 |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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