# \$419,000 - 4305 74 Street, Camrose

MLS® #A2260477

## \$419,000

3 Bedroom, 2.00 Bathroom, 1,387 sqft Residential on 0.13 Acres

Duggan Park, Camrose, Alberta

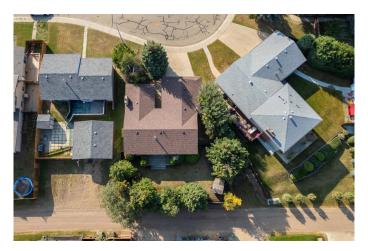
This original-owner custom built home nestled in a quiet cul-de-sac in Duggan Park is a rare find. Sitting on an expansive lot surrounded by mature trees, this well-built property offers privacy, space, and endless possibilities! Well maintained over the years, the home features a timeless brick, wood and stucco exterior and a heated double attached garage. As you walk up you'll be captivated by the front patio, it has a secret garden feel & the privacy offered by the large front tree provides such a sweet secluded space for sipping morning coffee, or sidewalk chalk family fun on a saturday afternoon. Inside, the layout offers great bones and generous square footage, including a sunken living room, beautiful brickwork & mantel on the fireplace, and large windows that flood the space with natural light. The practical eat-in kitchen includes a nice bay window that overlooks the private, treed backyard. It's the ideal spot for kid snacks/family meal time. The dining room is an excellent space for hosting guests & dinner parties.

The main floor offers three well-sized bedrooms, including a primary bedroom with 3pc ensuite & walk in closet. There's an additional 4-piece bathroom on the main floor. The unfinished basement provides a blank slate for future development, with space for additional bedrooms, storage, a rec room, or whatever suits your family.

The yard provides a sense of peace and seclusion rarely found within city limits. Unwind







on your back deck while listening to the neighborhood birds. Extra perks include rear parking access ideal for boat or RV parking. Whether you're looking to update or invest, this home offers exceptional value and space in a location that can't be beat. Some updates include Newer shingles (2/3 years), new furnace (2024), garage opener (2024), new stove, new garburator

#### Built in 1982

### **Essential Information**

MLS® # A2260477
Price \$419,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,387

Acres 0.13 Year Built 1982

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 4305 74 Street
Subdivision Duggan Park

City Camrose
County Camrose
Province Alberta
Postal Code T4V 3V3

#### **Amenities**

Parking Spaces 5

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features No Animal Home, No Smoking Home, Walk-In Closet(s)

Appliances See Remarks

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Brick Facing, Living Room, Mantle, Wood Burning

Has Basement Yes Basement Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Private,

Treed

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 26th, 2025

Days on Market 35 Zoning RS

# **Listing Details**

Listing Office Coldwell Banker OnTrack Realty

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