

## \$522,000 - 4305 74 Street, Camrose

MLS® #E4435591

**\$522,000**

3 Bedroom, 2.00 Bathroom, 1,400 sqft

Single Family on 0.00 Acres

Duggan Park, Camrose, AB

PEACE & SERENITY AWAITS! Welcome to this lovingly maintained & beautifully crafted home, tucked away on a quiet close, in one of Camrose's most desired areas. Situated on a MASSIVE PIE-SHAPED LOT, the current owners built this home & have cherished it ever since. Tucked away behind a canopy of mature trees, you'll immediately be impressed by the timeless charm of the cedar, brick & stucco exterior. The HEATED OVERSIZED double attached garage has an upgraded garage doo.. Step inside & be greeted by a fantastic layout featuring a sunken living room, charming brick work & endless natural light. The kitchen is spacious & includes a large eating nook, which looks over the large & secluded back yard. 3 large bedrooms, a FULL ensuite & 4-pc bath complete main floor. The basement is unspoiled & could easily accommodate additional bedrooms & more. Extra parking in the rear. Enjoy upgrades like FURNACE('24), GARAGE OPENER('24), NEWER HWT, ROOF, GARBORATOR, STOVE, & GARAGE DOOR. RV PARKING completes the package!

Built in 1982

### Essential Information

MLS® # E4435591

Price \$522,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,400
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4305 74 Street
Area	Camrose
Subdivision	Duggan Park
City	Camrose
County	ALBERTA
Province	AB
Postal Code	T4V 3V3

### **Amenities**

Amenities	Deck, No Smoking Home, See Remarks
Parking	Double Garage Attached, Heated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, See Remarks, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, No

	Through Road, Private Setting, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	1
Zoning	Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 10th, 2025 at 8:47pm MDT