

Courtesy Of Joel P Teeling Of MaxWell Polaris

## \$589,900 - 4305 74 Street, Camrose

MLS® #E4428326

**\$589,900**

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 double attached garage has an upgraded garage door & plenty of room for parking & storage. 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. 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® # | E4428326  |
| Price  | \$589,900 |



|                |                        |
|----------------|------------------------|
| 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 March 31st, 2025  
Days on Market 4  
Zoning Zone 80

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Listing information last updated on April 4th, 2025 at 8:47am MDT