

# \$459,000 - 4533 69 Street, Camrose

MLS® #A2198741

## \$459,000

4 Bedroom, 3.00 Bathroom, 1,660 sqft

Residential on 0.08 Acres

West Park, Camrose, Alberta

Welcome to this stunning home in the highly sought-after 18+ Adult Living, Village at West Park, where comfort, style, and convenience come together. Perfectly situated with no homes directly in front or behind, view of the adjacent water feature, this property offers the privacy you desire while keeping you close to shopping, clinics, and essential amenities. Step inside to find a spacious open-concept layout, designed for modern living. The home features three bedrooms plus a dedicated office, along with three bathrooms, making it ideal for those who love to entertain. The kitchen boasts sleek quartz countertops, new quartz countertops-backsplash-sink in Kitchen & 2 bathrooms-Main & upstairs in 2016. Also added, a full suite of 2022 stainless steel appliances, including a fridge, stove, microwave, dishwasher, washer, and dryer. Main floor laundry adds extra convenience, while fresh interior paint gives the space a bright, updated feel. Upstairs, the master suite includes a private second-floor deck—perfect for morning coffee or evening relaxation. The fully finished basement provides additional living space, complemented by a cozy 2009 Blaze King wood stove. On the main floor, a gas fireplace adds warmth and ambiance, while the home stays cool in the summer with central air conditioning. A gas line to the deck makes outdoor grilling effortless, and Hunter Douglas window coverings add a touch of elegance throughout. The lower level does not disappoint! For your movie buffs, there has



been the addition of wiring for a home theatre and surround sound. The large bedroom and three piece bath is perfect for your friends and family to spend the weekend. The outdoor spaces are equally impressive. The backyard features a beautifully landscaped yard and a spacious 12' x 20' private deck, ideal for entertaining or unwinding in peace. Lawn care and snow removal are taken care of with the low HOA fee of just \$110 per month. The home is topped off with brand-new shingles (2024) for peace of mind. Parking is a breeze with the double attached heated garage and large driveway, ensuring ample space for vehicles and storage. This home is nothing less than perfection!!!

Built in 2006

**Essential Information**

MLS® #	A2198741
Price	\$459,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,660
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	4533 69 Street
Subdivision	West Park
City	Camrose
County	Camrose

Province	Alberta
Postal Code	T4V 5B3

### Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	Double Garage Attached, Heated Garage
# of Garages	2

### Interior

Interior Features	No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, EPA Certified Wood Stove, Family Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Landscaped, Lawn, Interior Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 5th, 2025
Days on Market	45
Zoning	R2
HOA Fees	110
HOA Fees Freq.	MON

### Listing Details

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