

# \$644,900 - 4308 72 Street, Camrose

MLS® #A2204964

## \$644,900

4 Bedroom, 5.00 Bathroom, 1,891 sqft

Residential on 0.26 Acres

Duggan Park, Camrose, Alberta

Prepare to fall in love at this exceptionally refreshed bungalow in Duggan Park! With the extensive recent updates, you won't find another home so uniquely and thoughtfully composed of custom luxury touches. The kitchen of your dreams is brand new, with a majestic 11' cedar island with a built-in prep sink with RO water tap, surrounded by new cabinets with underlighting, a spacious pantry, appliances with smart features, 5 burner gas stove, oven with interior camera + air fry and convection options, built in wine fridge, drawer microwave, double door fridge (also with RO water) and a large main sink with garburator. A built in VROOM vacuum system here with 25' retractable hose + attachments will help you keep your masterpiece looking like a show room. Illuminated by recessed, wifi capable dimmable LED lighting, the glistening epoxy countertops give you all the space you'll need to create and host - chef's kiss! Engineered hard wood flooring and fresh paint span the main level where bay windows pour light in. Through the circular dining area, the patio doors lead onto the composite deck with railing (new in 2022). Enjoy grilling in the sunshine while admiring your huge, landscaped and fenced back yard that is dazzled with shrubs and trees of linden, cherry, plum, apple, pear, crab apple, amur maple, lilac, mayday, birch and more. There is a graveled and gated RV parking pad with security + access from the alley there too! Back inside, enjoy the TV room with vintage wood stove and strategically



placed plugs for keeping your wall mounted TV tidy and streamlined. There is main floor laundry with 2 piece wash closet having direct access to the garage, a full bath with jet tub, and two bedrooms including the elite primary which has 2 brand new ensuites, both with walk-in showers. "Hers" also has a soaker tub, chandelier, dedicated 20amp plug for future wall mounted electric fireplace & TV plus a walk in closet waiting for your custom design. Downstairs you'll find a sprawling rec room, wet bar and hot tub with built in humidistat, 2 more bedrooms, another 4 piece bath, storage room, cold storage and a staircase straight into the garage. With over 1000 sq ft, 11' ceilings, 2 overhead doors and two man doors, you can fit 4 vehicles comfortably in the heated, attached shop! Hot + cold water taps, floor drain, shelving, central vac and new smart deadbolt lock with fingerprint security and app control functions make this the ultimate man cave. All plumbing in the house has been updated to pex which you can inspect from the basement, a new larger 100 amp electrical panel was installed ('22), new HWT ('23), shingles on the house, garage and shed were replaced ('22) along with gutters, down spouts, new rain barrels and exterior door locks. The gas line was upgraded to 1.5" and LED exterior lighting with manual and automatic features are in place with video and two way audio at the entrance. Pictures don't do it justice, come experience this exquisite property while you can!!

Built in 1989

## Essential Information

MLS® #	A2204964
Price	\$644,900
Bedrooms	4
Bathrooms	5.00

Full Baths	4
Half Baths	1
Square Footage	1,891
Acres	0.26
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4308 72 Street
Subdivision	Duggan Park
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 3X6

### Amenities

Parking Spaces	8
Parking	Additional Parking, Alley Access, Driveway, Garage Faces Front, Gated, Heated Garage, Insulated, Off Street, Oversized, Parking Pad, RV Access/Parking, Secured, Triple Garage Attached, RV Gated
# of Garages	4

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Smart Home
Appliances	Convection Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Boiler, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Barbecue, Private Entrance, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Lawn, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 24th, 2025
Days on Market	41
Zoning	R1

**Listing Details**

Listing Office	Coldwell Banker Battle River Realty
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