

# \$464,900 - 18a, 4539 69 Street, Camrose

MLS® #A2262433

**\$464,900**

3 Bedroom, 3.00 Bathroom, 1,644 sqft

Single Family on 0.06 Acres

Westpark, Camrose, Alberta

Step into a relaxed, low-maintenance lifestyle in this beautifully designed half duplex, nestled in one of the most sought-after adult communities. From the moment you walk in, you'll notice the soaring vaulted ceilings and solar tube, bathing the main living space in warm, natural light. The heart of the home is a stunning kitchen that's sure to impress, featuring rich maple cabinetry, a large walk-in pantry, and a central island that's perfect for both entertaining and everyday living. The open-concept layout seamlessly connects the kitchen to the dining and living areas, creating the ideal space for hosting family and friends. Step through the dining area onto your private deck and into a spacious pie-shaped backyard, with no rear neighbours, it's the perfect setting for quiet mornings, sunny afternoons, or evening get-togethers. The inviting living room offers a cozy gas fireplace and large windows that bring the outdoors in, creating a bright and welcoming atmosphere all year round. This home is uniquely suited for comfort and privacy with two generous primary suites, one on the main floor and one upstairs, each complete with walk-in closets and full 4-piece ensuites. More to love: Convenient main floor laundry, Guest-friendly 2-piece powder room, Heated double attached garage. At The Village at West Park, your \$110/month fee takes care of snow removal, lawn care, and access to the community social center, leaving you more time to enjoy the things that matter most. This is more than just a



home, itâ€™s a lifestyle. Come see it for yourself! (id:6289)

Built in 2006

**Essential Information**

Listing #	A2262433
Price	\$464,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,644
Acres	0.06
Year Built	2006
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	18a, 4539 69 Street
Subdivision	Westpark
City	Camrose
Province	Alberta
Postal Code	T4V5B3

**Amenities**

Amenities	Shopping, Clubhouse
Features	No neighbours behind
Parking Spaces	2
Parking	Attached Garage
# of Garages	2

**Interior**

Appliances	See remarks
Heating	Other, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

## Exterior

Exterior	Stone, Vinyl siding
Foundation	Poured Concrete

## Listing Details

Listing Office Coldwell Banker OnTrack Realty



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