

\$350,000 - 6813 40 Avenue close, Camrose

MLS® #A2216626

\$350,000

3 Bedroom, 2.00 Bathroom, 1,037 sqft

Residential on 0.08 Acres

Duggan Park, Camrose, Alberta

Excellent and inviting Bi-level home located in Duggan Park - Quiet Location. Close to walking trails, playgrounds and West End Shopping. This 3 bedroom, 2 bathroom home has a bright and open layout perfect for family. Main level features a spacious living, dining and kitchen area with a walkout to a large back deck, 2 beds and a 4pc bathroom. Finished lower level with a large family room, good sized bedroom, 3pc bathroom, and tons of storage. Outside you will enjoy the landscaped fenced yard and HEATED Double Garage.

Built in 2005

Essential Information

MLS® #	A2216626
Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,037
Acres	0.08
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information



Address	6813 40 Avenue close
Subdivision	Duggan Park
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 5A7

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage
# of Garages	2

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 7th, 2025
Days on Market	7
Zoning	R2

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.