

# \$394,500 - 4209 74 Street, Camrose

MLS® #A2244061

## \$394,500

4 Bedroom, 3.00 Bathroom, 1,138 sqft

Residential on 0.15 Acres

Duggan Park, Camrose, Alberta

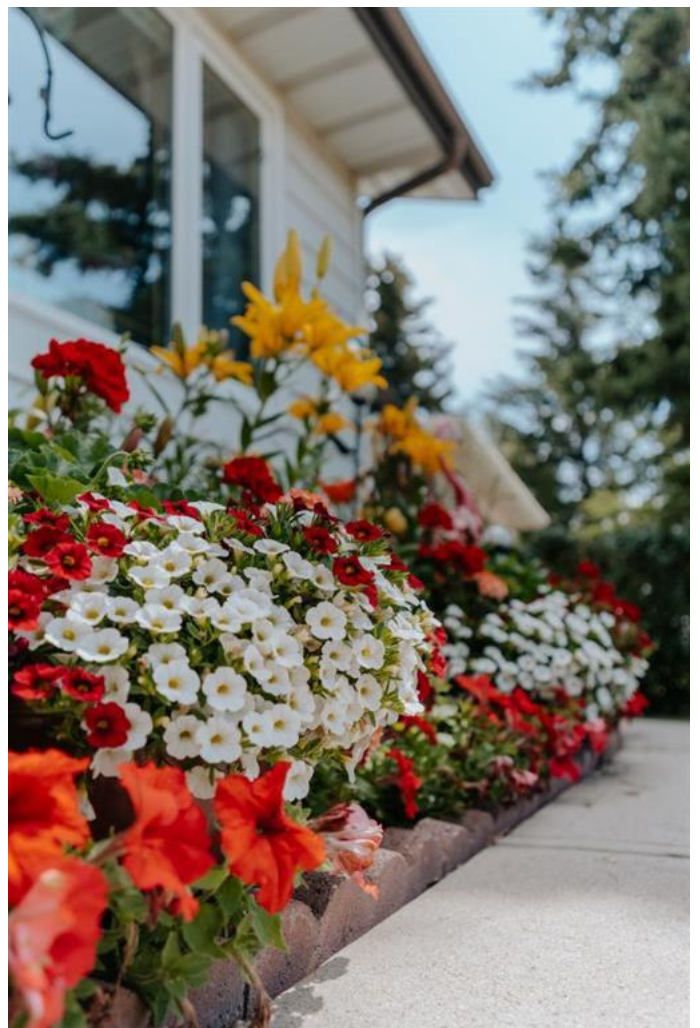
Have you ever experienced garden envy? You just might here. This beautifully maintained property is a dream for anyone with a love for nature and homegrown produce. From lush perennial flower beds to a thriving vegetable garden, the outdoor spaces are a true sanctuary.

As you arrive, the pride of ownership is immediately evident—from the meticulously manicured lawn and vibrant landscaping to the spotless interior. Inside, the welcoming living room features a charming brick fireplace and a large picture window that fills the space with natural light.

The eat-in kitchen is warm and inviting, offering views of the backyard and direct access to an incredible covered porch, just perfect for enjoying your morning coffee or soaking up the afternoon sun in comfort. The main floor features three bedrooms, including a spacious primary with a private 3-piece ensuite. One bedroom is currently set up with main floor laundry for convenience. A full 4-piece bathroom completes the main level.

Downstairs, you'll find a generous rec room with a cozy wood stove, an additional bedroom, a 3-piece bathroom, and a combined laundry/utility area with extra storage.

Outside, the backyard is truly a wonder, lush with mature perennials, and a huge garden. The 24x24 detached garage is ideal for hobbies, storage, or protecting your vehicle.



Thereâ€™s also plenty of parking, including room for a boat or RV.  
Available for quick possession after September 2, this home is ready for its next chapter.

Built in 1983

**Essential Information**

MLS® #	A2244061
Price	\$394,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,138
Acres	0.15
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	4209 74 Street
Subdivision	Duggan Park
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 3T2

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Storage
Appliances	See Remarks
Heating	Fireplace(s), Forced Air, Natural Gas, Wood Stove

Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full



**Exterior**

Exterior Features	Private Yard, Rain Barrel/Cis
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 29th, 2025
Days on Market	2
Zoning	R1

**Listing Details**

Listing Office	Coldwell Banker OnTrack Realty
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.