

# \$485,000 - 4527 69 Street, Camrose

MLS® #A2233307

**\$485,000**

4 Bedroom, 4.00 Bathroom, 1,634 sqft

Residential on 0.09 Acres

West Park, Camrose, Alberta

A very attractive property in the village of West Park! This Adult Living community features a very nice social center(with parking for vehicles )for the enjoyment of the residents and is used often. Close to shopping centers and medical clinics. The kitchen and bathrooms have granite countertops. Updates include: Asphalt shingles (2021), sump pump (2022), hot water tank (2019), washer & dryer (2020). This property faces the lake with the deck adjoining the primary bedroom on the second level overlooking the lake.

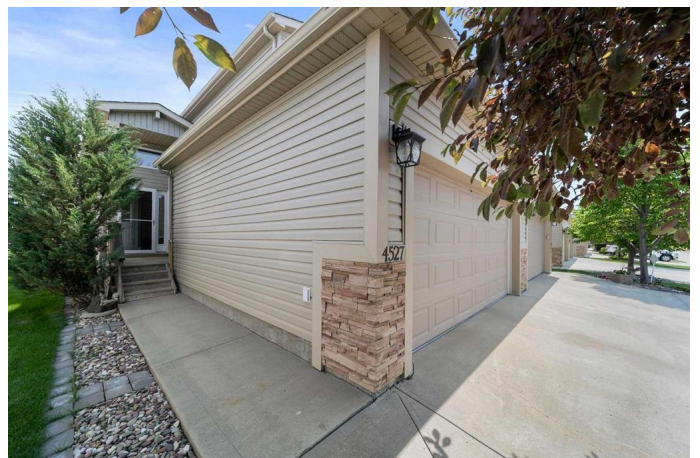
Built in 2007

## Essential Information

MLS® #	A2233307
Price	\$485,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,634
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address 4527 69 Street



Subdivision	West Park
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 5B3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard, Backs on to Park/Green Space, Gazebo, Interior Lot, Landscaped, Lawn, No Neighbours Behind, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 25th, 2025
Days on Market	31
Zoning	R2

### **Listing Details**

Listing Office	Coldwell Banker Battle River Realty
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