

\$485,000 - 4527 69 Street, Camrose

MLS® #A2233307

\$485,000

3 Bedroom, 3.00 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 social center for the enjoyment of the residents. 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.

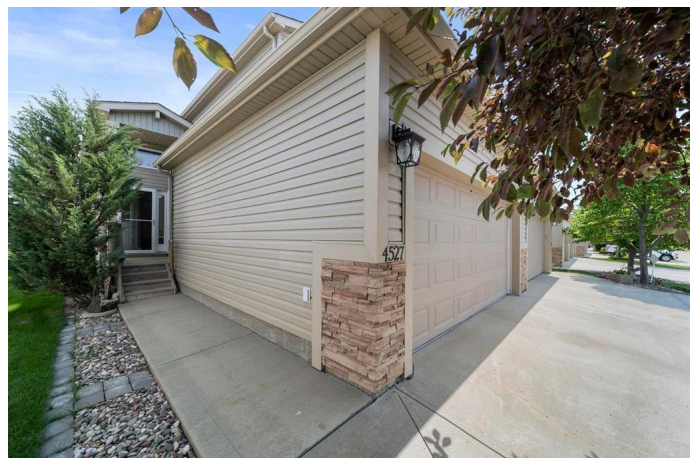
Built in 2007

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2233307 |
| Price | \$485,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| 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 | 2 |
| Zoning | R2 |

Listing Details

| | |
|----------------|-------------------------------------|
| Listing Office | Coldwell Banker Battle River Realty |
|----------------|-------------------------------------|

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