# \$949,900 - 6804 42a Avenue, Camrose

MLS® #A2191155

## \$949,900

6 Bedroom, 5.00 Bathroom, 4,375 sqft Residential on 0.16 Acres

Duggan Park, Camrose, Alberta

Incredible Waterfront Executive Style Home With Stunning City And Lake View's! This truly one a kind property will take your breath away the moment you step inside. A custom built home that boasts over 6300 square feet of living space. The main floor presents two sitting areas, sun/solarium room with vaulted ceiling, huge formal dining room to host all of your family and friends and a full chefs kitchen. A massive quartz island and nicely updated cabinets complete this dream space. Upstairs you'll find a convenient laundry room, 3 bedrooms and a massive primary bedroom with full ensuite and completed with its own private study. Downstairs is its own private oasis, finished with a games room, 2 additional bedrooms, family room, full kitchen, in floor heat and a ton of storage space. Outside is nothing short of amazing complete with a gated side yard, oversized attached and heated garage, irrigation system and more. With exceptional sunsets you'll never want to leave your deck. A one of a kind home in a prestigious and serene location.







Built in 1983

#### **Essential Information**

MLS® # A2191155 Price \$949,900

Bedrooms 6 Bathrooms 5.00 Full Baths 4
Half Baths 1

Square Footage 4,375 Acres 0.16 Year Built 1983

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 6804 42a Avenue

Subdivision Duggan Park

City Camrose
County Camrose
Province Alberta
Postal Code T4V 3S4

## **Amenities**

Utilities Natural Gas Available, Garbage Collection, Sewer Connected, Water

Connected

Parking Spaces 4

Parking Triple Garage Attached

# of Garages 4

Is Waterfront Yes

Waterfront Lake, Lake Front, Waterfront

### Interior

Interior Features Built-in Features, Central Vacuum, Granite Counters, High Ceilings,

Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home,

Pantry, Stone Counters, Storage, Walk-In Closet(s)

Appliances Dishwasher, Double Oven, Dryer, Electric Stove, Refrigerator, See

Remarks, Washer/Dryer

Heating Boiler, Combination, In Floor

Cooling Full
Fireplace Yes
# of Fireplaces 3

Fireplaces Gas, Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Creek/River/Stream/Pond, Cul-De-Sac, Lake, Landscaped, Level, Low

Maintenance Landscape, Private

Roof Cedar Shake

Construction Brick, Masonite, See Remarks, Silent Floor Joists

Foundation Poured Concrete

#### **Additional Information**

Date Listed January 30th, 2025

Days on Market 144
Zoning R1

## **Listing Details**

Listing Office CIR Realty

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