

# \$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
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## Exterior

Exterior Features	Private Yard
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Lot Description	Creek/River/Stream/Pond, Cul-De-Sac, Lake, Landscaped, Level, Low Maintenance Landscape, Private
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Roof	Cedar Shake
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Construction	Brick, Masonite, See Remarks, Silent Floor Joists
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Foundation	Poured Concrete
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## Additional Information

Date Listed	January 30th, 2025
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Days on Market	144
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Zoning	R1
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## Listing Details

Listing Office	CIR Realty
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