

# \$399,900 - 4205 74 Street, Camrose

MLS® #A2244058

**\$399,900**

5 Bedroom, 3.00 Bathroom, 1,274 sqft

Residential on 0.16 Acres

Duggan Park, Camrose, Alberta

Tucked away on one of the most charming cul-de-sacs in Duggan Park, this beautifully cared-for 1,274 sq ft bungalow offers more than just a home, it offers a lifestyle. Here, neighbors become friends, kids ride their bikes safely, and there's a true sense of community that's hard to find.

Start your mornings with a coffee on the cozy, covered front porch, where you can wave to familiar faces and watch the neighbors mow the grass or tend to their flower beds. Step inside to a spacious front entry that flows into a bright and airy living room, a perfect space for quiet evenings or catching up with friends. Large windows let the sunlight pour in, making the entire space feel warm and inviting. The kitchen is functional, with plenty of cabinets, pullouts and counter space for meal prep, and a dining area that's ideal for family dinners or Sunday brunches. Just off the dining area, patio doors lead to a generous deck, perfect for BBQs, morning yoga, or simply enjoying the peace and privacy of your backyard.

The outdoor space is a true retreat. It features mature trees for shade and beauty, raised garden beds for your green thumb, a permitted firepit for cozy evenings under the stars, and even a gated area for RV parking. Two storage sheds keep things organized, and the double detached garage is a standout with 220V wiring, electric heat, and a gas line, great for hobbyists or winter parking. Inside, the main floor offers three comfortable



bedrooms, including a primary bedroom with a 2-piece ensuite. A 4-piece main bath with an accessible soaker tub completes the layout. Downstairs, youâ€™ll pass by a huge back entry thats ideal for kids backpacks, pets, all the footwear and just an ideal space for bringing in groceries or goods from the car. Find even more living space in the basement with two additional bedrooms, a 3-piece bathroom, a spacious rec room, and a laundry area.

Thoughtfully upgraded over the years with a new hot water tank (2025), furnace and A/C (2007), newer shingles (2023), and siding (1997), this home offers peace of mind and move-in readiness.

With immediate possession available, this is your chance to settle into a home where comfort meets connection, and where every space invites you to relax, gather, and make memories.

Built in 1981

**Essential Information**

MLS® #	A2244058
Price	\$399,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,274
Acres	0.16
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	4205 74 Street
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Subdivision	Duggan Park
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 3T7

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Jetted Tub, Open Floorplan, Storage, Vinyl Windows
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 29th, 2025
Days on Market	1
Zoning	R1

### Listing Details

Listing Office	Coldwell Banker OnTrack Realty
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