

\$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	Garbage Collection, Natural Gas Available, 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, Stone Counters, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Double Oven, Electric Stove, See Remarks, Washer/Dryer
Heating	Boiler, Combination, In Floor
Cooling	Full
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Wood Burning, Gas
Has Basement	Yes

Basement	Finished, Full
----------	----------------

Exterior

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

Additional Information

Date Listed	January 30th, 2025
Days on Market	201
Zoning	R1

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.