

\$479,000 - 4523 69 Street, Camrose

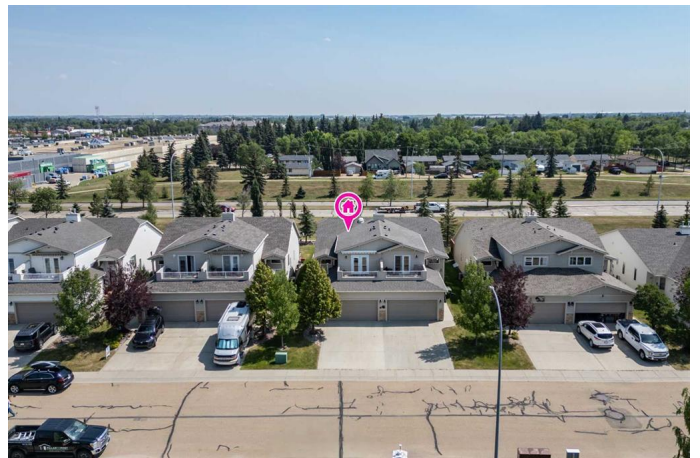
MLS® #A2240394

\$479,000

3 Bedroom, 3.00 Bathroom, 1,640 sqft
Residential on 0.09 Acres

West Park, Camrose, Alberta

Discover this beautifully and impeccably maintained home in the highly desirable Village at West Park community, designed exclusively for 18+ adult living. Perfectly positioned with no homes directly in front or behind and boasting serene views of a nearby water feature, this property offers the perfect blend of privacy, comfort, and convenience—just minutes from shopping, clinics, and essential amenities. Step inside to an inviting open-concept floor plan, ideal for modern living and entertaining. The home features three spacious bedrooms, a dedicated office, and three bathrooms, providing ample room for both everyday living and hosting guests. The stylish kitchen is a standout, showcasing sleek granite countertops, backsplash, sinks, and counters in both the kitchen and two bathrooms. Enjoy the benefits of stainless steel appliances, including a fridge, stove, microwave, dishwasher, washer, and dryer. Additional touches like main floor laundry and on trend colour palette, give the home a bright, refreshed feel. Retreat upstairs to the primary suite, complete with a private second-story deck—a peaceful spot for morning coffee or evening relaxation. The reading nook is a relaxing spot to review paper or get some reading in. A gas fireplace on the main floor adds charm and warmth, while central air conditioning ensures comfort in every season. Love to entertain? The basement is oversized and is currently being used as a craft area but



open for many other options. A large guest bedroom and three-piece bath offer a comfortable space for visitors. Outdoors, the 12' x 20' private deck overlooks a beautifully landscaped yard, perfect for relaxing or hosting gatherings. An automated awning makes summer barbecues easy, and comfortable as well as adds sophistication throughout the home. Enjoy low-maintenance living with lawn care and snow removal included in the low HOA fee of just \$110/month. Additional updates include brand-new shingles (2023), hot water tank in (2020), and a reverse osmosis water system for long-term peace of mind. The double attached heated garage and large driveway provide ample parking and storage space, rounding out this exceptional property.

Built in 2007

Essential Information

MLS® #	A2240394
Price	\$479,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,640
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 1 and Half Storey
Status	Active

Community Information

Address	4523 69 Street
Subdivision	West Park
City	Camrose

County	Camrose
Province	Alberta
Postal Code	T4V 5B3

Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), French Door
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), Balcony
Lot Description	Back Yard, Interior Lot, Landscaped, Lawn, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 19th, 2025
Days on Market	7
Zoning	R2
HOA Fees	110
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX Real Estate (Edmonton) Ltd.
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