

## \$598,000 - 3712 69 Street, Camrose

MLS® #E4462877

**\$598,000**

3 Bedroom, 3.50 Bathroom, 1,861 sqft

Single Family on 0.00 Acres

Southwest Meadows, Camrose, AB

NO COMPROMISES REQUIRED! This STUNNING home is ready for new owners & offers an endless array of features that will impress even the most discriminating buyers. Situated in a prime neighborhood, this home has been lovingly maintained by the ORIGINAL OWNER. Upon entering off the large front porch, you'll be enamored by the SOARING VAULTED CEILINGS, OPEN CONCEPT, GLEAMING HARDWOOD, GAS FIREPLACE & ATTRACTIVE COLOUR SCHEME. The main floor also features the LARGE PRIMARY BEDROOM w/ specious ensuite, LAUNDRY & OFFICE. Upstairs you will find another bedroom, bathroom & bonus area, which could easily fit another bedroom, or office. The basement is fully finished featuring & massive family room w/ wood stove, bedroom, bathroom & ample storage. Enjoy a HEATED TRIPLE GARAGE w/ drive-through - ideal for those with toys! Step out back to the beautifully landscaped backyard, complete w/ large upgraded deck, hot tub & pond! This home has also been FULLY REPAINTED! This home defines TURNKEY - don't miss out!

Built in 2008

### Essential Information

MLS® #

E4462877



|                |                        |
|----------------|------------------------|
| Price          | \$598,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,861                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3712 69 Street    |
| Area        | Camrose           |
| Subdivision | Southwest Meadows |
| City        | Camrose           |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T4V 5B7           |

### Amenities

|           |                                                                                              |
|-----------|----------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Front Porch, Hot Tub, No Smoking Home, Parking-Extra, Vaulted Ceiling |
| Parking   | Heated, Triple Garage Attached, See Remarks                                                  |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Garage Heater, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                               |
| Fireplace         | Yes                                                                                                                     |
| Fireplaces        | Tile Surround, Woodstove                                                                                                |
| Stories           | 3                                                                                                                       |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Full, Finished                                                                                                          |

### Exterior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                        |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, No Back Lane, Playground Nearby, Private Setting, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 18                 |
| Zoning         | Zone 80            |

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Listing information last updated on November 6th, 2025 at 10:47pm MST