

# \$244,900 - 7106a Marler Drive, Camrose

MLS® #A2258994

**\$244,900**

4 Bedroom, 2.00 Bathroom, 832 sqft

Residential on 0.01 Acres

Duggan Park, Camrose, Alberta

Check out this 4-bedroom bi-level duplex in an ideal location across from a park and open field. Enjoy the views from the living room, kitchen, and south-facing balcony as they all overlook the park, while mature shrubs provide privacy on the balcony. The backyard is fully fenced, spacious, and easy to maintain, completed by an oversized single-car garage. Inside, the functional layout features a living room, kitchen and 2 bedrooms on the main level, plus a bright second living area and 2 additional bedrooms in the basement. This place would be an excellent fit for a family or those looking to downsize.

Built in 1977

## Essential Information

MLS® #	A2258994
Price	\$244,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	832
Acres	0.01
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active



## Community Information

Address	7106a Marler Drive
Subdivision	Duggan Park
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 3L8

## Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	Laminate Counters, No Smoking Home
Appliances	Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 22nd, 2025
Days on Market	1
Zoning	29

## Listing Details

Listing Office	Central Agencies Realty Inc.
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