# \$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.



#### **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

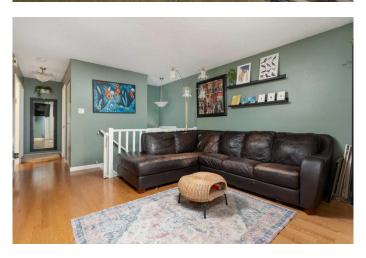
Sub-Type Semi Detached

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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