



**7601 41 Avenue  
Camrose, Alberta**

**MLS # A2285531**



**\$469,900**

<b>Division:</b>	Southwest Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,322 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Private		

<b>Heating:</b>	High Efficiency, In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Tankless Hot Water, Vinyl Windows		

**Inclusions:** Fridge, Stove, dishwasher - As Is (rarely used), Washer, Dryer, Window Coverings, Shed, Air Compressor - As Is (needs a new belt), Swim Spa, 2 garage fridges, 1 basement fridge, shelving, garage door opener plus any controls, doorbell camera and 2 cameras in the rear (no contract), baby gate at the stairs (will take if not wanted)

Quality Bungalow in a quiet area of Southwest Meadows. Close to West-end Amenities, walking trails and parks! Wonderful Bungalow design with excellent 20x30 Rear Drive Heated Garage and oversized driveway with tons of parking. This home sees an emphasis on One Level living with few stairs from the garage into the home, wider hallways and a Main Floor Laundry Room. It comes with 4 dedicated bedrooms with the potential for up to 5 if you count the office. Nice open concept design sees a front kitchen with wrap around cabinetry, pantry with pullouts and a raised eating bar. The Dining Room and Living Room share a space and give many options for all your families needs. From the living room is a wonderful, no maintenance 10x19 covered deck with gas bbq and a next to new Swim Spa (included!) with gazebo cover - perfect as a hot tub in the winter or turn the heat down and have your own private pool at home in the Summer. Main floor sees a large primary bedroom with walk-in closet and private 3pc ensuite; as well as the 2nd bedroom, laundry room and current office with many uses. Basement comes freshly painted and fully finished with infloor heat and sees 2 living areas, 2 additional bedrooms, a 3pc bathroom and large Utility room with excellent storage. This home is also equipped with Triple pane windows, AC and newly installed Hot Water on Demand plus an HRV unit. The 20x30 Garage comes fully finished and heated with tons of storage and even a wash sink by the entry. The yard is very manageable, partially fenced and even comes with a 10x10 shed for extra storage. Have a look!