



**7403 44 Avenue
Camrose, Alberta**

MLS # A2296168



\$494,000

Division:	West Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,203 sq.ft.	Age:	2022 (4 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Vaulted Ceiling(s)

Inclusions: n/a

Like brand-new but MUCH better. A RARE FIND, fully finished, ****top-quality finishes**** & move-in ready! 5-Bedroom, Bi-Level Home with a gorgeous Suite (illegal) wit separate entrance & **OVERSIZED** (10' door) Double Car Garage! This spotless home offers style & functionality. Perfectly designed for families & multigenerational living. Open concept with ample windows that **FILL** the space with natural light. The upstairs feature a beautiful kitchen with quartz counter-tops & massive centre island & — ideal for cooking & entertaining, 3 generous sized bedrooms, a gorgeous en-suite bathroom with walk-in shower, MF-laundry (second set in the basement) plenty of extra storage and a 4-pc bathroom. Basement offers a separate side entrance, 2 **LARGE** bedrooms, open concept Kitchen/dining/living, laundry, lots of extra storage space and a beautiful 4-pc bathroom — perfect for guests & extended family. Enjoy the beautifully landscaped & fully fenced yard & huge deck with natural gas hookup. Relax on your sunny (maintenance-free) deck & new impressive 26'x24' detached garage, one 10' door and one 8' door, insulated & finished w/220 power ideal for a workshop. While it sounds cliché & — but this property really does need to be seen to be appreciated!