



GRASSROOTS
REALTY GROUP

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4428 74 Street
Camrose, Alberta

MLS # A2317632



\$369,000

Division:	West End		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,004 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: Bar stools (2)

Why wait to build when you can move right into this like-new 2025 Shadowridge bi-level in desirable Hustle Park? Barely lived in and still covered under the new home warranty, this immaculate home offers modern style, quality finishes, and peace of mind. Step inside to durable vinyl plank flooring and a bright, open-concept layout. The stunning neutral kitchen features quartz countertops, an under mount sink, high-end brand-new appliances, a spacious illuminated pantry, and plenty of storage and prep space. Patio doors lead to a covered deck, perfect for enjoying your morning coffee. The main floor offers two generous bedrooms and two full bathrooms, including a private primary retreat with a beautiful ensuite featuring a walk-in glass shower. Additional highlights include new blinds, permanent Gemstone exterior lighting, hot water on demand, a high-efficiency furnace, sump pump, and all the benefits of new-home construction without the wait. The backyard includes gravel parking for two vehicles and is ready for a future two-car garage. A fantastic opportunity to own a move-in-ready home with all the upgrades already completed!