



**4513 73A Street
Camrose, Alberta**

MLS # A2327345



\$387,000

Division:	West Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,265 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Oversized, Single Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Sump Pump(s), Vinyl Windows		

Inclusions: Fridge, Stove, BI Dishwasher, BI Microwave, Washer, Dryer, Blinds, Sump Pump, Garage Door Opener & Remote, Air Conditioner, Central Vac & Attachments

Welcome Home to this Beautiful Family Home in West Park! The front covered veranda welcomes you and as you enter the home you'll find a nice sized front entry. Moving into the main level ... you'll find a lovely living room with a West-facing bay window offering lots of light. Speaking of light, nothing better than prepping each meal in the East facing kitchen ... again with loads of windows, light and cabinetry. You'll also appreciate the pantry, island and built-in desk to stay organized. There's a 2 pc. powder room and back entry completing this level. The upper level offers 3 bedrooms and a 4 pc. washroom. The primary bedroom has a HUGE walk-in-closet and has a pocket door to the washroom acting as an ensuite, and the bathroom floor is even heated ... how cozy is that! The lower level has a great family room for hanging out, another bedroom, a 3 pc. washroom and the laundry area. The backyard is perfect with fencing, a 2 tiered deck, garden box and easy access to your 18'x22' insulated garage. In addition to all this ... front porch was stained 2026, 2025 saw new blinds, furnace, dryer, central vac hose/power head, google nest thermostat and stain on the back deck. 2024 had new fridge and hot water tank. 2022: washer, 2021: A/C and basement development, 2020: dishwasher and BBQ gas line, 2019: carpet and paint. Great location to West End shopping and an awesome playground!