



**GRASSROOTS**  
REALTY GROUP

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4408B 73 Street  
Camrose, Alberta

MLS # A2328219



**\$330,000**

|           |                                  |        |                  |
|-----------|----------------------------------|--------|------------------|
| Division: | West Park                        |        |                  |
| Type:     | Residential/Duplex               |        |                  |
| Style:    | Attached-Side by Side, Bungalow  |        |                  |
| Size:     | 1,128 sq.ft.                     | Age:   | 2022 (4 yrs old) |
| Beds:     | 3                                | Baths: | 2                |
| Garage:   | Off Street                       |        |                  |
| Lot Size: | 0.08 Acre                        |        |                  |
| Lot Feat: | Back Lane, Back Yard, Front Yard |        |                  |

|             |                                                                                                                                                      |            |    |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----|
| Heating:    | Forced Air                                                                                                                                           | Water:     | -  |
| Floors:     | Linoleum, Vinyl                                                                                                                                      | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                                                                                                                      | Condo Fee: | -  |
| Basement:   | Full                                                                                                                                                 | LLD:       | -  |
| Exterior:   | Vinyl Siding                                                                                                                                         | Zoning:    | R2 |
| Foundation: | Poured Concrete                                                                                                                                      | Utilities: | -  |
| Features:   | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows |            |    |
| Inclusions: | N/A                                                                                                                                                  |            |    |

Don't miss out on this fantastic opportunity to own a bungalow built in 2022! Whether you're a first-time home buyer looking to get into the market or ready to downsize without compromising on comfort, this home checks all the boxes. Step inside to an open-concept layout featuring a bright white kitchen with a large island, perfect for gathering with family and friends. The adjoining dining area flows seamlessly into the spacious living room, creating an inviting space for everyday living and entertaining. The home offers two generous bedrooms, plus a versatile flex room that's ideal as a home office, hobby room, or guest space. The spacious primary suite features a walk-in closet and a private 3-piece ensuite, while an additional 4-piece bathroom provides convenience for family and guests. The undeveloped basement is a blank canvas, ready for your personal touch and future expansion. Additional features include a high-efficiency furnace and tankless hot water system. Outside, enjoy a fully fenced backyard complete with a cozy deck—perfect for relaxing or summer BBQs. There's also ample parking with plenty of room to build a future garage. Conveniently located close to shopping, playgrounds, and walking paths, this move-in-ready home offers modern living in an ideal location.