



GRASSROOTS
REALTY GROUP

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7309A 44B Avenue
Camrose, Alberta

MLS # A2329495



\$369,900

Division:	West Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,373 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	None		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions:	N/A
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Introducing a stunning new Zetsen Build half-duplex that redefines modern living with its impressive two-storey design. Featuring two spacious primary bedrooms(each with a 4pc ensuite), vinyl plank flooring and quartz counters. The open floor plan seamlessly blends the living, dining, and kitchen areas, creating an ideal space for both relaxation and entertainment. You will be impressed by the modern finishes throughout every corner of this home. Both primary suites boasts an ensuite bathroom and a generously sized walk-in closet for ultimate convenience. Situated across from green-space and a playground and close to the West End shopping district. This home is an exceptional opportunity for those seeking style, space, and accessibility in a thriving community. Ideal location!