



GRASSROOTS
REALTY GROUP

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7401 44 Avenue
Camrose, Alberta

MLS # A2337303



\$434,900

Division:	Westpark		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,200 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: Garage door opener with remotes

Immaculate 2022-built bi-level with room to grow! This beautifully maintained home offers 1,200 sq. ft. with 3 bedrooms and a bright, open-concept main floor. The spacious kitchen features a large island and quartz countertops, with quartz also featured in the bathrooms. Main-floor laundry adds everyday convenience, while the primary bedroom includes a 3-piece ensuite. The open concept with Vaulted ceilings and bright lighting across the rooms makes it easy to entertain and visited throughout the home. The basement offers excellent future potential with a separate entrance and a wide-open layout ready for your own development if you envision additional living space. Outside, enjoy a fully fenced yard, double attached garage, and additional parking beside the garage. Conveniently located close to the Camrose Mall, Lots of shopping stores close by, and a nearby playground. Immaculate, move-in ready, and available for quick possession if needed. This home shows exceptionally well and must be seen to truly appreciate all it has to offer!