



GRASSROOTS
REALTY GROUP

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7510 40 Avenue
Camrose, Alberta

MLS # A2340488



\$479,900

Division:	Southwest Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,355 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape, S		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: BBQ, Entertainment unit in Basement, Stand freezer under stairs, TV/bracket in Master, front entry stand w/Mirror

Welcome to this beautifully cared-for bi-level in the family-friendly community of Southwest Meadows! Offering over 1,300 sq. ft. of thoughtfully designed living. The bright and spacious open-concept main floor features a welcoming living area, kitchen with island and pantry, along with a separate office or formal dining room — perfect for working from home or hosting family gatherings. The primary bedroom is a true retreat, complete with a walk-in closet and luxurious 5-piece ensuite featuring a seperate shower and relaxing soaker tub. An additional bedroom and convenient 4 piece bathroom complete this level. The fully developed lower level offers even more space with a great recreation room, 2 additional bedrooms, and a unique ensuite bathroom with convenient access to the main living area — ideal for guests, teenagers, or extended family. With 4 bedrooms in total, there is plenty of flexibility for growing families. Outside, enjoy a landscaped and fully fenced yard with a vinyl deck and glass railing, apple tree, and extra storage space underneath the deck. The double attached garage provides plenty of room for vehicles and additional storage. Additional features include central air conditioning, central vacuum, and abundant storage throughout. This home has been exceptionally well cared for and is move-in ready, offering the perfect blend of indoor comfort and outdoor enjoyment in a welcoming neighbourhood. A wonderful opportunity to make Southwest Meadows home!