



GRASSROOTS
REALTY GROUP

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**7601 41 Avenue
Camrose, Alberta**

MLS # A2340952



\$429,900

Division:	Southwest Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,322 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Lawn		

Heating:	High Efficiency, In Floor, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Tankless Hot Water, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	25
Utilities:	-

Inclusions: Shed, Air Compressor (as is), Fridge in Basement, Garage Fridge (x2), Swim Spa, Window Coverings

Discover exceptional value in Southwest Meadows with this quality bungalow, ideally situated in a quiet location close to west-end amenities, parks and walking trails. Thoughtfully designed with comfortable one-level living in mind, this home features wider hallways, minimal steps from the garage into the home and the convenience of main-floor laundry. Inside, the bright open-concept layout offers plenty of room to gather and entertain. The front kitchen features wraparound cabinetry, a pantry with convenient pullouts and a raised eating bar, flowing seamlessly into the spacious dining and living areas. With four dedicated bedrooms plus a versatile main-floor office, there is even potential for a fifth bedroom if desired. The main floor includes a generous primary retreat with walk-in closet and private 3-piece ensuite, along with a second bedroom, laundry room and flexible office space. Step outside from the living room onto the 10' x 19' covered, low-maintenance deck complete with a gas BBQ connection. Adding something truly special is the nearly new Swim Spa, included with the home and protected by its own gazebo cover—enjoy it as a relaxing hot tub through the winter or turn down the temperature for your own private pool during the summer months. Downstairs, the freshly painted and fully finished basement offers the added comfort of in-floor heat, two separate living areas, two additional bedrooms, a 3-piece bathroom and a large utility room with excellent storage. Additional features include triple-pane windows, air conditioning, an HRV system and newly installed hot water on demand. Car enthusiasts, hobbyists or anyone needing extra storage will appreciate the impressive 20' x 30' rear-drive garage, fully finished and heated with abundant storage, a wash sink and an oversized driveway providing plenty of additional parking. Outside, the

manageable, partially fenced yard includes a 10' x 10' storage shed and plenty of space to enjoy without demanding endless upkeep. With its thoughtful bungalow design, flexible living spaces, fantastic garage and year-round Swim Spa, this Southwest Meadows home offers an impressive combination of comfort, practicality and value.