

# \$415,000 - 7307a 44b Avenue, Camrose

MLS® #A2239266

**\$415,000**

1 Bedroom, 2.00 Bathroom, 1,334 sqft

Residential on 0.07 Acres

Westpark, Camrose, Alberta

IMMACULATE doesn't even begin to describe this Two Storey Half Duplex in West Park. Tasteful Design, Modern Finish and Low Maintenance. A perfect fit for Professionals and Retirees. Main floor sees open concept living with vinyl plank flooring, 9ft ceilings and gas fireplace. Wonderful kitchen with grey cabinetry, soft close doors, corner pantry, centre island with bar stools and a gas stove. The front of the home has living/dining and unique to this design is the rear Den with French Doors, built-ins and electric fireplace - great flex space with ability as a guest room. The main floor also sees a dedicated laundry room and 4pc bath. Retreat to your sanctuary on the Upper level with a large Primary Bedroom, private 3pc ensuite with towel warming rack and a full on 8'10x6'11 walk w/i closet with dormer window. Basement is framed in with preliminary electrical work and bathroom rough in - finishes off nicely for additional 2 bedrooms (each with walk in closets), family room, 3pc bath and storage room. 14x22 attached garage , 8x18 deck and beautifully landscaped in rock. This incredible home has been lovingly cared for and shows better than new! \*pictures to come\*



Built in 2020

## Essential Information

MLS® # A2239266

Price \$415,000

Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,334
Acres	0.07
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	7307a 44b Avenue
Subdivision	Westpark
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 5E2

### **Amenities**

Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	High Efficiency, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Blower Fan, Den
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Landscaped, Low Maintenance Landscape, Reverse Pie

	Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 11th, 2025
Days on Market	1
Zoning	R2

### **Listing Details**

Listing Office	Central Agencies Realty Inc.
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