

# \$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

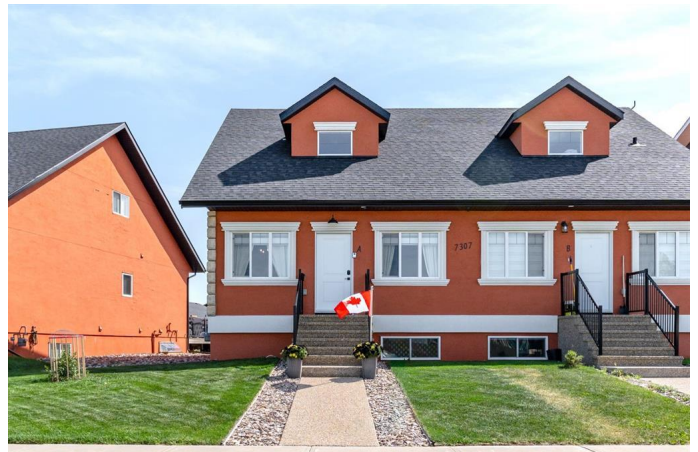
IMMACULATE doesn't even begin to describe this Two Storey Half Duplex in West Park. Tasteful Design, Modern Finish and Low Maintenance. A perfect fit for Professionals and Retirees. Main floor sees open concept living with vinyl plank flooring, 9ft ceilings and gas fireplace. Wonderful kitchen with grey 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! \*Seller willing to sell the property mostly furnished\*

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 | 46              |
| Zoning         | R2              |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Central Agencies Realty Inc. |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.