



GRASSROOTS
REALTY GROUP

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**7515 37A Avenue
Camrose, Alberta**

MLS # A2235202



\$595,000

Division:	Southwest Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,792 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Window Coverings		

Welcome to this stunning almost 1800 square foot home nestled in the sought after area of Southwest Meadows! Bright, open main floor featuring large kitchen with island, walk thru pantry, laundry, 2 piece bath and cozy living room with electric fireplace. Designed with family in mind, this spacious home offers 3 bedrooms upstairs, including a generous primary suite, plus a bright bonus room perfect for a playroom or cozy movie nights. The fully finished basement adds even more living space, featuring an additional bedroom and bathroom—ideal for guests or growing families. Step outside to enjoy the landscaped yard with no backyard neighbours for added privacy and convenient back alley access. Extra features of this home is central air conditioning, on demand hot water and natural gas to the BBQ. Don't miss your chance to own this move in ready gem in a fantastic location close to parks, schools, and amenities!