



GRASSROOTS
REALTY GROUP

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**7307A 44B Avenue
Camrose, Alberta**

MLS # A2239266



\$415,000

Division:	Westpark		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,334 sq.ft.	Age:	2020 (5 yrs old)
Beds:	1	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape, Reverse Pie Shaped		

Heating: High Efficiency, Forced Air

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Garage Door opener plus any controls, mounted tv's, deep freeze

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*