



GRASSROOTS
REALTY GROUP

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**7408 46 Avenue
Camrose, Alberta**

MLS # A2242779



\$387,500

Division:	West Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,366 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener plus any controls

Here's your first chance to own this wonderful One Owner Home in West Park. Pride of Ownership shows inside and out! Quality 2 Storey layout sees a nice traditional design with AC, Gas Fireplace, Fenced Yard and 22x22 Garage. Large family room is the perfect setting for movie night or sit and read in the South facing window. Take in the beautiful eat-in kitchen with extended maple cabinetry and counters, New Stove and Microwave Hoodfan, pantry option, expandable dining area plus access to a 2pc bath and main floor laundry! Upstairs sees the laminate continue and provides 3 great sized bedrooms and a 4pc shared bath. Basement already has a 3pc bath professionally finished and provides a space for guests or play area for the kids with storage. Fully fenced yard with 9'4x7'9 raised no-maintenance deck, mature landscaping, perennials, raised garden box and a 22x22 detached garage finished with tongue and groove interior. This great family home is close to West end Amenities, parks, playgrounds and is ready and waiting for you!