



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

7311A 44B Avenue  
Camrose, Alberta

MLS # A2260773



**\$369,900**

|           |                                 |        |                  |
|-----------|---------------------------------|--------|------------------|
| Division: | West Park                       |        |                  |
| Type:     | Residential/Duplex              |        |                  |
| Style:    | 2 Storey, Attached-Side by Side |        |                  |
| Size:     | 1,373 sq.ft.                    | Age:   | 2024 (1 yrs old) |
| Beds:     | 3                               | Baths: | 2 full / 1 half  |
| Garage:   | None                            |        |                  |
| Lot Size: | 0.06 Acre                       |        |                  |
| Lot Feat: | Back Lane, Front Yard           |        |                  |

|             |                                                                                 |            |    |
|-------------|---------------------------------------------------------------------------------|------------|----|
| Heating:    | Forced Air                                                                      | Water:     | -  |
| Floors:     | Carpet, Vinyl Plank                                                             | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                                                 | Condo Fee: | -  |
| Basement:   | Full                                                                            | LLD:       | -  |
| Exterior:   | Vinyl Siding, Wood Frame                                                        | Zoning:    | R2 |
| Foundation: | Poured Concrete                                                                 | Utilities: | -  |
| Features:   | Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s) |            |    |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

Introducing a stunning new Zetsen Build half-duplex that redefines modern living with its impressive two-storey design. Featuring 3 spacious bedrooms, 3 bathrooms, vinyl plank flooring and quartz counters. The open floor plan seamlessly blends the living, dining, and kitchen areas, creating an ideal space for both relaxation and entertainment. You will be impressed by the modern finishes throughout every corner of this home. The upper level boasts a primary bedroom with an ensuite bathroom and a walk-in closet. You will also find 2 additional bedrooms, 4pc bathroom and laundry on the upper level. Situated across from green-space and a playground and close to the West End shopping district. This home is an exceptional opportunity for those seeking style, space, and accessibility in a thriving community. Ideal location!