



GRASSROOTS
REALTY GROUP

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7418 46 Avenue
Camrose, Alberta

MLS # A2261846



\$399,000

Division:	West Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,335 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, Pantry, See Remarks, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to this well taken care of 2 storey home on a triangle lot in West Park. You'll love the spacious front entry that invites you into this great property. The main floor boasts a large kitchen and dining area with vaulted ceilings, an Island and walk- in pantry perfect for gatherings or entertaining. A cozy gas fireplace in the living room adds warmth and charm, while the convenience of main floor laundry and a 2 piece bathroom makes daily living easy. Upstairs, you'll find 3 comfortable bedrooms, including a primary suite with double closets and a 3 piece ensuite. The fully finished basement provides tons of storage, 2 piece bathroom, and recreation room ideal for movie nights. Outside enjoy summer evenings around the firepit, with no houses behind for added privacy. The property also features a double detached heated garage, front stone accents, and a partially fenced yard. With paved back alley - there is space for additional parking or small trailer. Don't miss the chance to make it yours.