



GRASSROOTS
REALTY GROUP

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4420 74 Street
Camrose, Alberta

MLS # A2265234



\$425,000

Division:	West Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,196 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Pantry, Walk-In Closet(s)		

Inclusions: Fridge, Gas Stove, Dishwasher, Microwave, Washer, Dryer, A/C Unit, Blinds, Garage Door Opener with Remote

Boasting trendy finishes and high ceilings, the open-concept main floor offers a modern and inviting living space perfect for both relaxation and entertaining. The stylish kitchen flows seamlessly into the living and dining areas, making it ideal for everyday living. The primary bedroom features a private 3-piece ensuite with a luxurious, oversized shower for a spa-like experience. An additional bedroom, a 4-piece main bathroom, and convenient main floor laundry round out this level. Downstairs, you'll find a generous family room and versatile recreation space—perfect for movie nights, a home gym, or a play area. The lower level also offers another full bathroom with a beautiful shower, as well as two large bedrooms, providing plenty of room for guests or growing families. Step outside to enjoy the covered back deck with steps leading to a lower patio, offering an ideal space for outdoor dining or relaxing. The low-maintenance, fully fenced yard ensures more time for enjoyment and less time on upkeep. A double 22x24 detached heated garage provides ample space for vehicles and additional storage, with extra parking available in the back. Additional features include newly installed air conditioning, a gas stove, and a host of other upgrades, making this home truly move-in ready. Schedule your showing today and make this exceptional property yours!