



**GRASSROOTS**  
REALTY GROUP

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

**4419 75 Street  
Camrose, Alberta**

**MLS # A2275219**



**\$399,999**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Westpark  |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | Bungalow  |               |                  |
| <b>Size:</b>     | 1,116 sq.ft.  | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Alley Access, Double Garage Detached                                    |               |                  |
| <b>Lot Size:</b> | 0.08 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Standard Shaped Lot |               |                  |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Vinyl Plank  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding   | <b>Zoning:</b>    | 29 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Closet Organizers, High Ceilings, No Smoking Home, Skylight(s), Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |                   |    |

**Inclusions:** Window Coverings, Garage Remote

Welcome to this beautiful Westpark bungalow, a modern home built in 2020 that offers incredible natural light, wonderfully maintenance free with an unbeatable location. Stepping inside you will be pleasantly greeted with an abundance of natural light pouring through the countless large windows, creating a warm and inviting atmosphere. The open concept living area is perfect for entertaining guests and enjoying family time together. The kitchen is an absolute showstopper, a stunning focal point featuring stylish 2-tone cabinetry, stainless steel appliances, sleek white subway backsplash, a chef's island peninsula and granite countertops. This is the heart of the home and it sure does deliver, granting you a divine area to put your culinary skills to action, keeping you conveniently connected to the well appointed dining area and onward to unwind in the cozy living room. This home has the visually appealing & practical benefits of vinyl plank flooring creating a seamless flow that easily connects each space. Your home has 2 bedrooms; the primary bedroom grand in nature as your own personal retreat. Venturing past your walk-through wardrobe leads you to an elegant spa like bathroom with its expansive granite countertops, personal beauty vanity and luxurious walk in shower. The main 4 piece bathroom delivers granite counters, a gigantic size tub great for bubble baths and thoughtful under cabinet lighting. Your laundry is tucked away on the main floor for easy access. The basement of your home is a blank canvas that offers endless possibilities for development. With its spacious layout and the rough in for a third bathroom already in place, you have the opportunity to transform this area to perfectly suit your needs and lifestyle. Last but definitely not least, your outdoor space. A recently constructed garage is an exciting addition to this property, measuring

20x20 feet, it provides a generous amount of room for vehicles, storage, and even a workshop. One standout feature of this particular garage is its epoxy flooring, which offers numerous benefits. Your deck is an extension of your home; a space to relax, entertain, and watch over your loved ones. You will appreciate the fully fenced & landscaped yard, nothing left to do! Whether you're enjoying a quiet moment or hosting a lively gathering, your deck offers endless possibilities for enjoyment and the perfect spot to embrace the joy of outdoor living. This is the perfect property to call HOME!