



**GRASSROOTS**  
REALTY GROUP

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**4509 73A Street  
Camrose, Alberta**

**MLS # A2277655**



**\$377,000**

<b>Division:</b>	West Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,262 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Inclusions:** Fridge, Stove, BI Dishwasher, BI Microwave, Washer, Dryer, Garage Door Opener & Remote, Window Coverings

Welcome to Camrose and this lovely 2 Storey Home in West Park! Convenience is everything if you're looking for access to the West End Shopping & Clinics OR you're heading out of town to work or the airport. The covered front porch is perfect in pictures AND handy to sit and relax at the end of the day. Once in the home, you'll find ample "living area" with a bright, west-facing living room, and then open kitchen with eating area facing East and capturing the morning sun. There is lots of cabinetry, a pantry and island. Finishing off this level is a 2 pc. powder room conveniently placed by the back entry. Up the stairs you'll find a HUGE primary bedroom with a dream walk-in-closet, 2 more bedrooms and the 4 pc. washroom (also acting as an ensuite for the primary bedroom). We mustn't forget to tell you there's cozy in-floor heat in the this washroom flooring. Down the stairs, you've got some options! Either a family room or another good-sized bedroom, a lovely 3 pc. washroom and one more small bedroom (this one doesn't have a closet and the ceiling isn't completed). There's also a laundry room there. You're sure to enjoy the spacious deck and fenced back yard ... as well as the insulated 22'x22' garage that's heated with a wood-burning fireplace. All this, with a great playground steps away!