



**GRASSROOTS**  
REALTY GROUP

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7514 40 Avenue  
Camrose, Alberta

MLS # A2281912



**\$429,000**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Southwest Meadows      |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | 2 Storey               |        |                   |
| Size:     | 1,485 sq.ft.           | Age:   | 2012 (14 yrs old) |
| Beds:     | 3                      | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Attached |        |                   |
| Lot Size: | 0.10 Acre              |        |                   |
| Lot Feat: | Back Yard              |        |                   |

|             |   |            |    |
|-------------|---|------------|----|
| Heating:    | Fireplace(s), Forced Air, Natural Gas   | Water:     | -  |
| Floors:     | Carpet, Hardwood  | Sewer:     | -  |
| Roof:       | Asphalt Shingle   | Condo Fee: | -  |
| Basement:   | Full  | LLD:       | -  |
| Exterior:   | Stone, Vinyl Siding, Wood Frame   | Zoning:    | R2 |
| Foundation: | Poured Concrete   | Utilities: | -  |
| Features:   | Bathroom Rough-in, Ceiling Fan(s), Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) |            |    |
| Inclusions: | TV wall mounts  |            |    |

Welcome to this two-storey home located in the private and desirable community of Southwest Meadows. Designed for both comfort and functionality, this well-cared-for property offers an inviting open-concept main floor featuring hardwood flooring, a cozy corner gas fireplace, and a practical kitchen that flows seamlessly for everyday living and entertaining. The home offers three bedrooms and three bathrooms, including a spacious primary suite complete with a walk-in closet and private ensuite with double vanity. Upper-level laundry adds convenience to daily routines. Step outside to a fully fenced and landscaped yard, ideal for relaxing, entertaining, or family enjoyment. A true highlight of the home is the double attached garage, complete with in-floor heating, a floor drain, and an 8-ft overhead door—perfect for year-round use. Additional features include air conditioning, granite countertops, gas BBQ hookup, upgraded insulation, and in-floor heating in both the basement and garage. The basement is ready for future development with two large windows and a bathroom rough-in, offering excellent flexibility to add up to two additional bedrooms, a home gym, office, or media room. Recent updates include new kitchen appliances in 2025, including a gas stove, kitchen cabinet expansion and the convenience of an on-demand (tankless) hot water system. Located just minutes from parks, walking paths, and shopping, this home offers a fantastic blend of lifestyle, upgrades, and future potential. The west end provides easy access to hwy 21 for those who commute, welcome to Camrose!