



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!