



**7311B 44B Avenue
Camrose, Alberta**

MLS # A2292872



\$374,900

Division:	West Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,382 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	None, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Welcome to another beautiful Zetsen Home! This duplex is in a desirable location- directly across from green space and popular playground- great for families! It is also walking distance to shopping, restaurants, and bike trails. As you enter this open concept unit you are immediately wowed by the enormous front walk in closet- space for backpacks, boots, and year long storage. The living, dining, and kitchen are all open to each other making the space great for entertaining. You will love the two-toned cupboards, modern finishes, and pantry. The main floor also gives you access to backyard- with space for future single garage and a 2 piece powder room. Upstairs is 3 spacious bedrooms- with primary featuring large walk-in closet, big window, and a 3 piece ensuite. Upper also has another 4 piece bathroom and convenient laundry room. The basement is unfinished- ready for your ideas! This space is ready to go and ready for you to call home!