



**7403 44 Avenue  
Camrose, Alberta**

**MLS # A2296168**



**\$494,000**

<b>Division:</b>	West Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,203 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<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>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Vaulted Ceiling(s)

**Inclusions:** n/a

Like brand-new but MUCH better. A RARE FIND, fully finished, **\*\*top-quality finishes\*\*** & move-in ready! 5-Bedroom, Bi-Level Home with a gorgeous Suite (illegal) wit separate entrance & **OVERSIZED** (10' door) Double Car Garage! This spotless home offers style & functionality. Perfectly designed for families & multigenerational living. Open concept with ample windows that **FILL** the space with natural light. The upstairs feature a beautiful kitchen with quartz counter-tops & massive centre island & — ideal for cooking & entertaining, 3 generous sized bedrooms, a gorgeous en-suite bathroom with walk-in shower, MF-laundry (second set in the basement) plenty of extra storage and a 4-pc bathroom. Basement offers a separate side entrance, 2 **LARGE** bedrooms, open concept Kitchen/dining/living, laundry, lots of extra storage space and a beautiful 4-pc bathroom — perfect for guests & extended family. Enjoy the beautifully landscaped & fully fenced yard & huge deck with natural gas hookup. Relax on your sunny (maintenance-free) deck & new impressive 26'x24' detached garage, one 10' door and one 8' door, insulated & finished w/220 power ideal for a workshop. While it sounds cliché & — but this property really does need to be seen to be appreciated!