



**4410 75 Street
Camrose, Alberta**

MLS # A2301607



\$389,000

Division:	West Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,014 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry		

Inclusions: fridge, stove, dishwasher, microwave hood fan, washer, dryer, A/C (2), garage opener & remotes, pellet stove in garage, wheelbarrow planters (2), east wall workbench in garage, 4 solar panels on garage, irrigation system & 4 ports, sump pump, hose & reel, blinds & window coverings

Welcome to this charming 1014 sq ft bungalow tucked into the friendly community of West Park. From the moment you arrive, this home feels like something out of a storybook, with its picture perfect curb appeal and low maintenance front yard featuring artificial turf. Step inside and you'll immediately notice the abundance of windows that fill the space with natural light. The open concept main floor offers beautiful flooring and a functional layout that seamlessly connects the living room, dining area, and kitchen. The kitchen is designed for everyday ease with a pantry and plenty of workspace, making it as practical as it is inviting. The main floor features two bedrooms, including a spacious primary bedroom and a 4 piece bathroom. Downstairs, the partially finished basement offers even more living space with a rec room, an additional bedroom, a 4 piece bathroom, and a dedicated laundry area and storage. Outside, the fully fenced yard is perfect for relaxing or entertaining, highlighted by a massive covered back deck. When you're not out enjoying the sun you can enjoy the comfort of A/C inside. The double detached garage is heated with a pellet stove, making it ideal for year round use. With a paved alley behind and no rear neighbors other than open farmland, you'll love the added privacy and peaceful views. This home shows like new and offers a community where you know your neighbors by name and you can't wait to come home at the end of a long workday.