



**7506 37A Avenue
Camrose, Alberta**

MLS # A2303768



\$598,000

Division:	Southwest Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,195 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3
Garage:	Front Drive, RV Access/Parking, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Reverse Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Tankless Hot Water		

Inclusions: Fridge, Stove, Dishwasher, Microwave Hood Fan, Washer, Dryer, Garage Heater, Generac Backup Generator, Window Coverings

Built to impress and designed for real life, this exceptional custom bi-level by Battle River Homes stands out in every way in the family-friendly community of Southwest Meadows. Every inch of this home reflects thoughtful upgrades and uncompromising quality—starting from the ground up with an ICF foundation, updated pilings, and silent floor joists that create a solid, and energy-efficient living experience. Add in a tankless on-demand hot water system, triple pane windows and a Generac backup generator, and you have a home that’s as reliable as it is refined. Step inside to a bright, welcoming main level where function meets style. The spacious eat-in kitchen is the heart of the home, featuring an abundance of quality cabinetry, a convenient island perfect for gathering, and generous pantry space to keep everything organized. The spacious living room offers a comfortable place to unwind, filled with natural light and designed for everyday living. The impressive primary suite is a true retreat, complete with a large walk-in closet and a well-appointed 3-piece ensuite. Main floor laundry adds convenience right where you need it. An additional bedroom or office and full bathroom completes the main level. Downstairs, the bi-level design truly shines—oversized windows flood the lower level with light, creating a warm and inviting space. Here you’ll find a large family room, two additional bedrooms, a full bathroom, and ample storage to keep life clutter-free. The exterior is just as thoughtfully designed, with low-maintenance landscaping, an RV pad, and back alley access for added flexibility. The heated triple attached garage with 9' doors is a standout feature, equipped with hot and cold water and a floor drain—perfect for Alberta living year-round. Tucked into a quiet, private location, this home offers the best of both

worlds: peaceful surroundings with easy access to walking trails and multiple parks nearby. This is more than just a home—it's a complete package built for comfort, durability, and modern family living.