

\$519,900 - 7403 44 Avenue, Camrose

MLS® #A2242978

\$519,900

5 Bedroom, 3.00 Bathroom, 1,192 sqft

Residential on 0.10 Acres

Westpark, Camrose, Alberta

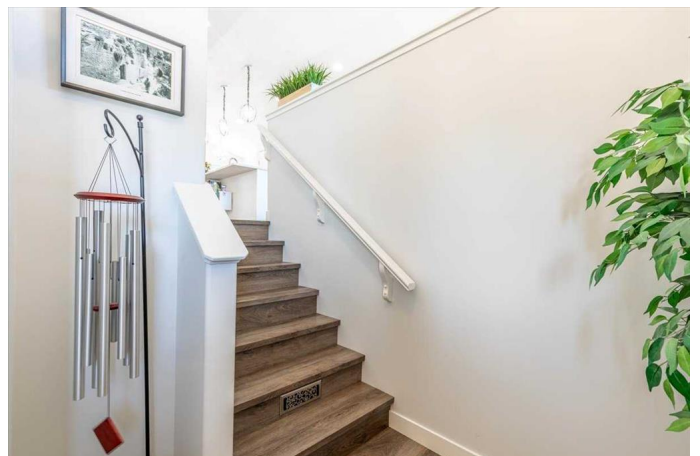
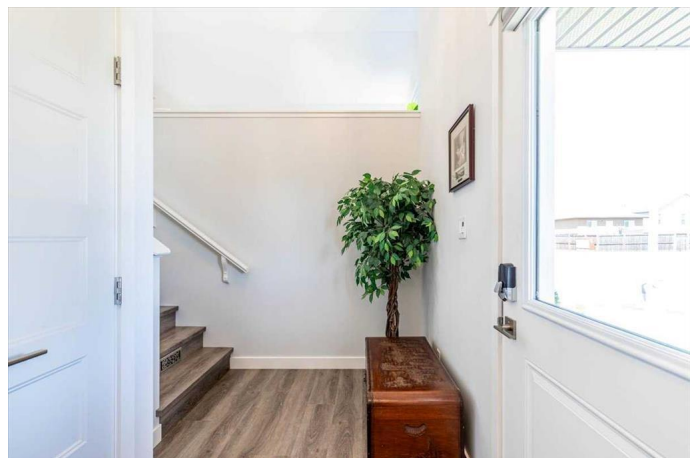
BEAUTIFUL 5-Bedroom, Bi-Level Home w/ In-Law Suite & Double Car Garage! Welcome to this FULLY FINISHED HOME that offers style & functionality. Perfectly designed for families & multigenerational living.

Open-concept w/ample windows that fill the space w/natural light. The heart of the home is the gorgeous white kitchen, complete w/ quartz counter-tops, massive centre island & 4 s/s appls—ideal for cooking & entertaining. Enjoy the convenience of main floor laundry. Basement offers a separate side entrance, 2 bedrooms, kitchenette w/4 appls, laundry—perfect for guests & extended family. Enjoy the beautifully landscaped & fully fenced yard & natural gas BBQ hookup. Relax on your sunny (maintenance-free) deck & new impressive 24x26 dbl detached garage, insulated & finished w/220 power ideal for a workshop or year round use. A RARE FIND, fully finished, top-quality finishes & move-in ready!

Built in 2022

Essential Information

MLS® #	A2242978
Price	\$519,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,192



Acres	0.10
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	7403 44 Avenue
Subdivision	Westpark
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 5E1

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Insulated
# of Garages	2

Interior

Interior Features	No Smoking Home, Vinyl Windows
Appliances	Bar Fridge, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 12th, 2025
Days on Market	4
Zoning	29

Listing Details

Listing Office	Royal LePage Parkland Agencies
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