

# \$359,000 - 4402a 73 Street, Camrose

MLS® #A2253458

**\$359,000**

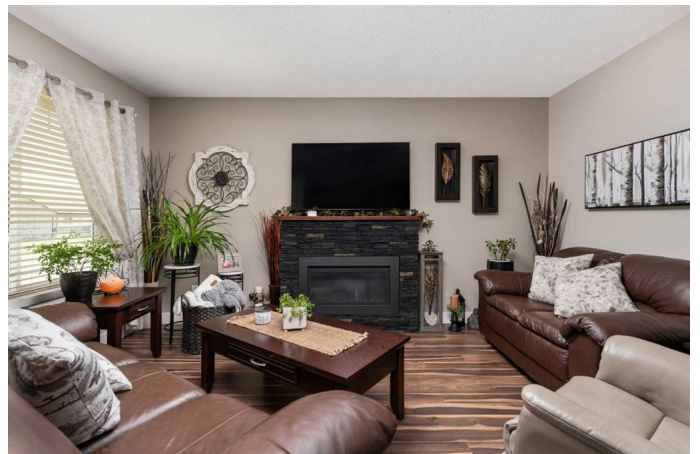
3 Bedroom, 2.00 Bathroom, 1,058 sqft  
Residential on 0.08 Acres

West Park, Camrose, Alberta

Welcome home to this well built and spacious 3 bedroom, 2 bath home in Westpark! Situated on a corner lot, this home has space for a growing family, inside and out. As you walk in, you'll love the charm that this open concept home has to offer. From the quaint living room with built in fireplace to the east facing dining room to the spacious kitchen with pantry and breakfast bar! On the main level you'll find three bedrooms, including the large primary with walk-in closet and 3 piece en-suite. Completing the main level is a four piece bathroom. In the basement, you'll find a space to complete your vision with a roughed in partial bathroom and room for one or more bedrooms for that expanding family. The basement also plays host to your laundry and lots of storage. Outside, you'll get to enjoy a privately fenced yard with loads of space for entertaining alongside a 14x20 garage with ample additional off street parking alongside the garage and being on a corner, lots of on street parking. An additional bonus is the built in air conditioning for those hot summer days and nights. Located near dinosaur park, the Duggan Ball Diamonds and only a three minute walk to Superstore, you'll absolutely love the location of this well maintained home.

Built in 2013

## Essential Information



MLS® #	A2253458
Price	\$359,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,058
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	4402a 73 Street
Subdivision	West Park
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 5E1

### **Amenities**

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Central Vacuum, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, City Lot, Corner Lot, Lawn, Private, Gazebo
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 5th, 2025
Days on Market	9
Zoning	R2

### **Listing Details**

Listing Office	RE/MAX Real Estate (Edmonton) Ltd.
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