

## \$529,900 - 7403 44 Avenue, Camrose

MLS® #E4447937

**\$529,900**

5 Bedroom, 3.00 Bathroom, 1,192 sqft

Single Family on 0.00 Acres

Westpark (Camrose), Camrose, AB

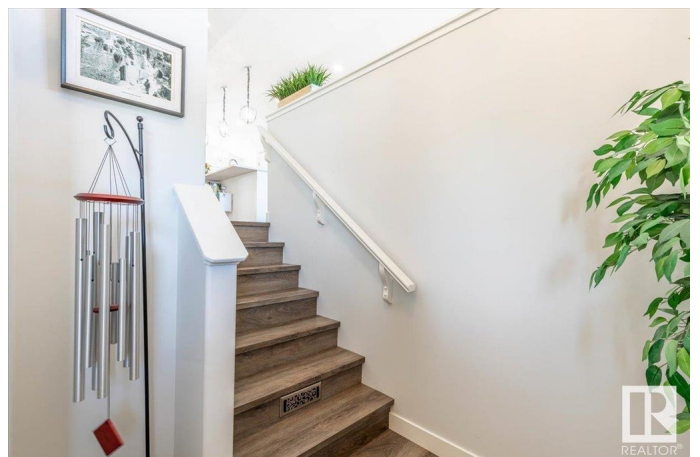
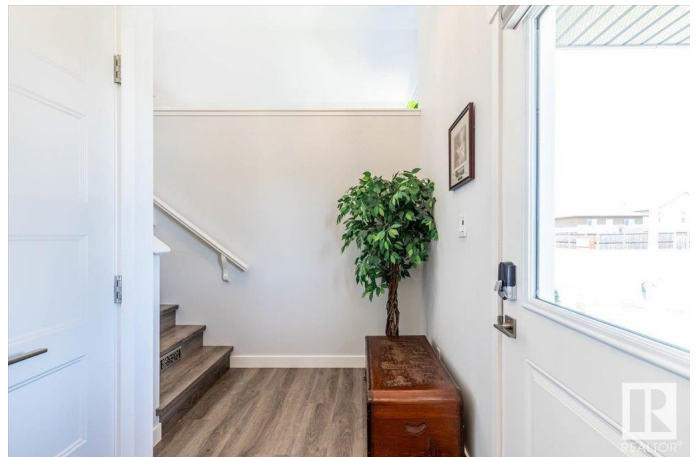
BEAUTIFUL 5-Bedroom, Bi-Level Home w/ In-Law Suite & Double Car Garage! Welcome to this FULLY FINISHED HOME that offers style & functionality. Perfectly designed for families & multigenerational living.

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 2023

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4447937  |
| Price     | \$529,900 |
| Bedrooms  | 5         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,192                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 7403 44 Avenue     |
| Area        | Camrose            |
| Subdivision | Westpark (Camrose) |
| City        | Camrose            |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4V 5E1            |

### Amenities

|           |                                                                                               |
|-----------|-----------------------------------------------------------------------------------------------|
| Amenities | Deck, Front Porch, Hot Water Tankless, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached, Insulated                                                             |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                               |
| Appliances        | Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                      |
| Fireplace         | Yes                                                                                                                            |
| Fireplaces        | Mantel, Wall Mount                                                                                                             |
| Stories           | 2                                                                                                                              |
| Has Suite         | Yes                                                                                                                            |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Full, Finished                                                                                                                 |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Paved Lane, Playground |

|              |                                  |
|--------------|----------------------------------|
|              | Nearby, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                 |
| Construction | Wood, Vinyl                      |
| Foundation   | Concrete Perimeter               |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 20              |
| Zoning         | Zone 80         |

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Listing information last updated on August 4th, 2025 at 8:02am MDT