\$387,500 - 7408 46 Avenue, Camrose

MLS® #A2242779

\$387,500

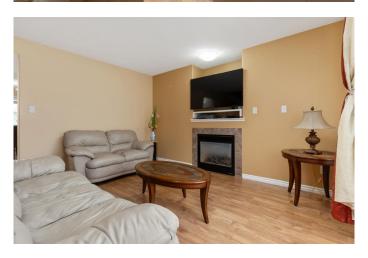
3 Bedroom, 3.00 Bathroom, 1,366 sqft Residential on 0.08 Acres

West Park, Camrose, Alberta

Here's your first chance to own this wonderful One Owner Home in West Park, Pride of Ownership shows inside and out! Quality 2 Storey layout sees a nice traditional design with AC, Gas Fireplace, Fenced Yard and 22x22 Garage. Large family room is the perfect setting for movie night or sit and read in the South facing window. Take in the beautiful eat-in kitchen with extended maple cabinetry and counters, New Stove and Microwave Hoodfan, pantry option, expandable dining area plus access to a 2pc bath and main floor laundry! Upstairs sees the laminate continue and provides 3 great sized bedrooms and a 4pc shared bath. Basement already has a 3pc bath professionally finished and provides a space for guests or play area for the kids with storage. Fully fenced yard with 9'4x7'9 raised no-maintenance deck, mature landscaping, perennials, raised garden box and a 22x22 detached garage finished with tongue and groove interior. This great family home is close to West end Amenities, parks, playgrounds and is ready and waiting for you!







Built in 2007

Essential Information

MLS® # A2242779
Price \$387,500

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,366
Acres 0.08

Year Built 2007

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 7408 46 Avenue

Subdivision West Park
City Camrose
County Camrose
Province Alberta
Postal Code T4V 2T4

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Vinyl Windows

Appliances See Remarks

Heating Forced Air Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features Other

Lot Description Back Lane, Landscaped, No Neighbours Behind

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed July 24th, 2025

Days on Market 2
Zoning R2

Listing Details

Listing Office Central Agencies Realty Inc.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.