

# \$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

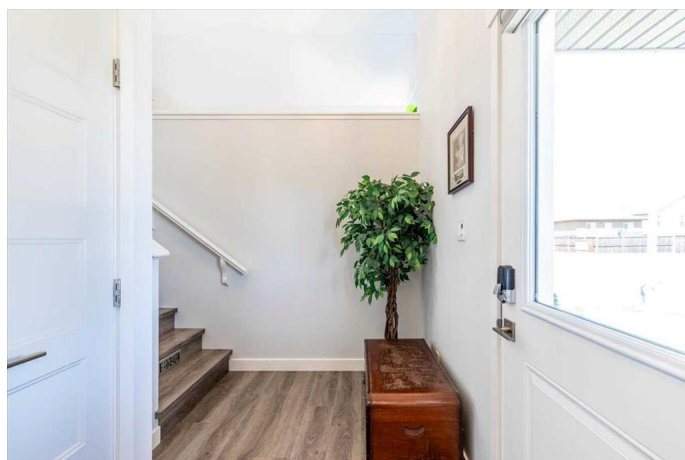
BEAUTIFUL 5-Bedroom, Bi-Level Home w/ In-Law Suite & Double Car Garage! Welcome to this FULLY FINISHED HOME that offers style & functionality. Perfectly designed for families & multigenerational living.

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 applsâ€”ideal for cooking & entertaining. Enjoy the convenience of main floor laundry. Basement offers a separate side entrance, 2 bedrooms, kitchenette w/4 appls, laundryâ€”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	1
Zoning	29

**Listing Details**

Listing Office	Royal LePage Parkland Agencies
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