

\$370,000 - 4414 74 Street, Camrose

MLS® #A2260342

\$370,000

2 Bedroom, 2.00 Bathroom, 1,040 sqft

Residential on 0.08 Acres

West Park, Camrose, Alberta

Welcome to this immaculately kept former showhome located in the sought-after WestPark subdivision of Camrose. Designed with care and maintained to perfection, this home offers premium features, modern finishes, and a layout that combines style with everyday functionality.

Step into a bright entryway that opens into a vaulted, spacious open-concept living area, perfect for entertaining or relaxing. The trendy kitchen features ample cabinetry, upgraded high-end appliances, and sleek design elements that make cooking a joy. Throughout the home, you'll find designer light fixtures, custom window coverings, and quality finishes that reflect its original showhome status.

The main floor includes two spacious bedrooms, with the primary suite boasting a huge walk-through closet and a massive ensuite complete with a showstopper tiled shower. A second full bathroom, main floor laundry, and plenty of storage round out this highly functional bungalow.

Additional highlights include:

On-demand Navien hot water system

High-efficiency furnace with built-in humidifier

Sump pump for added peace of mind



The basement is wide open for future development, offering flexible layout options for extra bedrooms, a family room, or a home gym.

Outside, youâ€™ll love the large rear deck, low-maintenance yard, and plenty of rear parkingâ€”with enough space for RV parking or to build a garage with convenient back alley access.

This home truly is the complete packageâ€”stylish, practical, and move-in ready. Come see for yourselfâ€”this one wonâ€™t last long!

Built in 2020

Essential Information

MLS® #	A2260342
Price	\$370,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.08
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4414 74 Street
Subdivision	West Park
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 5C9

Amenities

Parking Spaces	4
Parking	Parking Pad

Interior

Interior Features	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Laminate Counters, Sump Pump(s), Tankless Hot Water
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Front Yard, Interior Lot, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 29th, 2025
Days on Market	14
Zoning	R2

Listing Details

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