

\$425,000 - 4420 74 Street, Camrose

MLS® #A2265234

\$425,000

4 Bedroom, 3.00 Bathroom, 1,196 sqft

Residential on 0.08 Acres

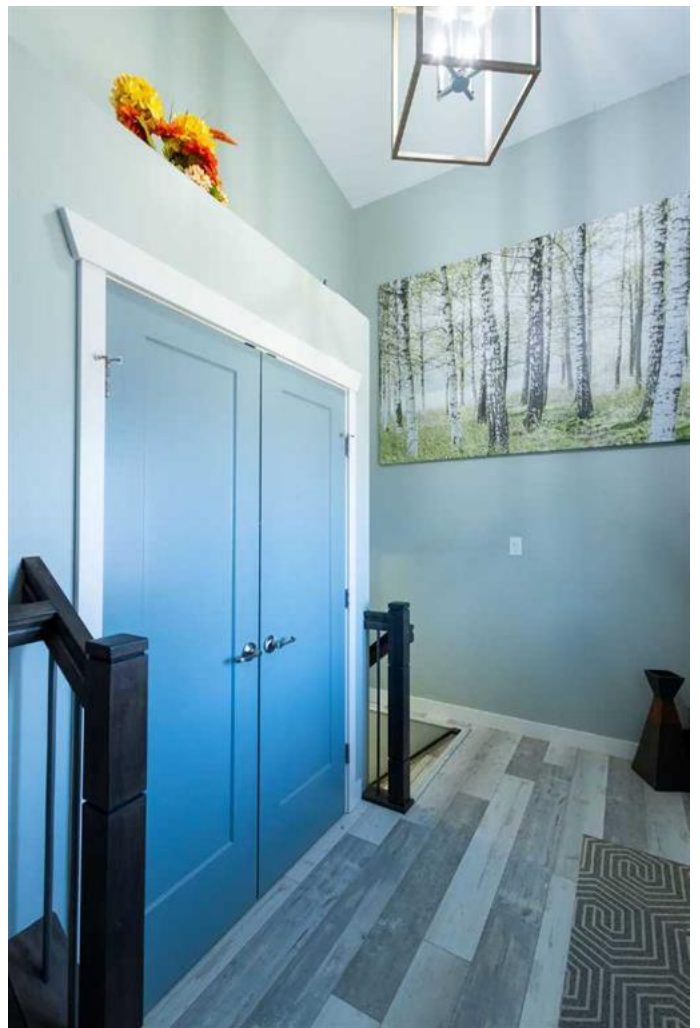
West Park, Camrose, Alberta

Boasting trendy finishes and high ceilings, the open-concept main floor offers a modern and inviting living space perfect for both relaxation and entertaining. The stylish kitchen flows seamlessly into the living and dining areas, making it ideal for everyday living. The primary bedroom features a private 3-piece ensuite with a luxurious, oversized shower for a spa-like experience. An additional bedroom, a 4-piece main bathroom, and convenient main floor laundry round out this level.

Downstairs, you'll find a generous family room and versatile recreation space—perfect for movie nights, a home gym, or a play area. The lower level also offers another full bathroom with a beautiful shower, as well as two large bedrooms, providing plenty of room for guests or growing families.

Step outside to enjoy the covered back deck with steps leading to a lower patio, offering an ideal space for outdoor dining or relaxing. The low-maintenance, fully fenced yard ensures more time for enjoyment and less time on upkeep. A double 22x24 detached heated garage provides ample space for vehicles and additional storage, with extra parking available in the back.

Additional features include newly installed air conditioning, a gas stove, and a host of other upgrades, making this home truly move-in ready. Schedule your showing today and



make this exceptional property yours!

Built in 2019

Essential Information

MLS® #	A2265234
Price	\$425,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,196
Acres	0.08
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	4420 74 Street
Subdivision	West Park
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 5C8

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, High Ceilings, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	October 19th, 2025
Days on Market	1
Zoning	R2

Listing Details

Listing Office	RE/MAX Real Estate (Edmonton)
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