

# \$370,000 - 4414 74 Street, Camrose

MLS® #A2260342

**\$370,000**

2 Bedroom, 2.00 Bathroom, 1,040 sqft

Single Family 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, you'll love the large rear deck, low-maintenance yard, and plenty of rear parking—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! (id:6289)

Built in 2020

**Essential Information**

Listing #	A2260342
Price	\$370,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,040
Acres	0.08
Year Built	2020
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	4414 74 Street
Subdivision	West Park
City	Camrose
Province	Alberta
Postal Code	T4V5C9

**Amenities**

Amenities	Park
Features	Back lane, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Parking Pad

**Interior**

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
# of Stories	1

**Exterior**

Exterior	Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

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



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