

# \$399,000 - 7418 46 Avenue, Camrose

MLS® #A2261846

## \$399,000

3 Bedroom, 4.00 Bathroom, 1,335 sqft

Single Family on 0.10 Acres

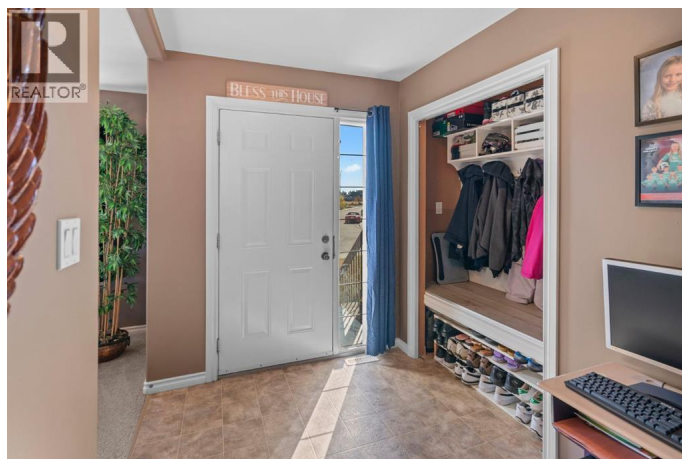
West Park, Camrose, Alberta

Welcome to this well taken care of 2 storey home on a triangle lot in West Park. You'll love the spacious front entry that invites you into this great property. The main floor boasts a large kitchen and dining area with vaulted ceilings, an Island and walk-in pantry perfect for gatherings or entertaining. A cozy gas fireplace in the living room adds warmth and charm, while the convenience of main floor laundry and a 2 piece bathroom makes daily living easy. Upstairs, you'll find 3 comfortable bedrooms, including a primary suite with double closets and a 3 piece ensuite. The fully finished basement provides tons of storage, 2 piece bathroom, and recreation room ideal for movie nights. Outside enjoy summer evenings around the firepit, with no houses behind for added privacy. The property also features a double detached heated garage, front stone accents, and a partially fenced yard. With paved back alley - there is space for additional parking or small trailer. Don't miss the chance to make it yours. (id:6289)

Built in 2007

## Essential Information

Listing #	A2261846
Price	\$399,000
Bedrooms	3
Bathrooms	4.00



Half Baths	2
Square Footage	1,335
Acres	0.10
Year Built	2007
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	7418 46 Avenue
Subdivision	West Park
City	Camrose
Province	Alberta
Postal Code	T4V2T4

### Amenities

Amenities	Playground, Shopping
Features	See remarks, Back lane, No neighbours behind, Closet Organizers, No Animal Home
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

### Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Window Coverings, Washer & Dryer
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

### Exterior

Exterior	Vinyl siding
Foundation	Poured Concrete

### Listing Details

Listing Office	CIR Realty
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