

\$369,900 - 7309a 44b Avenue, Camrose

MLS® #A2173692

\$369,900

2 Bedroom, 3.00 Bathroom, 1,373 sqft
Residential on 0.06 Acres

West Park, Camrose, Alberta

Introducing a stunning new Zetsen Build half-duplex that redefines modern living with its impressive two-storey design. Featuring two spacious primary bedrooms(each with a 4pc ensuite), vinyl plank flooring and quartz counters. The open floor plan seamlessly blends the living, dining, and kitchen areas, creating an ideal space for both relaxation and entertainment. You will be impressed by the modern finishes throughout every corner of this home. Both primary suites boasts an ensuite bathroom and a generously sized walk-in closet for ultimate convenience. Situated across from green-space and a playground and close to the West End shopping district. This home is an exceptional opportunity for those seeking style, space, and accessibility in a thriving community. Ideal location!

Built in 2024

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2173692 |
| Price | \$369,900 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,373 |
| Acres | 0.06 |



| | |
|------------|------------------------|
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 7309a 44b Avenue |
| Subdivision | West Park |
| City | Camrose |
| County | Camrose |
| Province | Alberta |
| Postal Code | T4V 5E2 |

Amenities

| | |
|---------|------|
| Parking | None |
|---------|------|

Interior

| | |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s) |
| Appliances | None |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

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

Additional Information

| | |
|----------------|--------------------|
| Date Listed | October 18th, 2024 |
| Days on Market | 295 |
| Zoning | R2 |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.