

## \$529,900 - 7403 44 Avenue, Camrose

MLS® #E4447937

**\$529,900**

5 Bedroom, 3.00 Bathroom, 1,192 sqft

Single Family on 0.00 Acres

Camrose, Camrose, AB

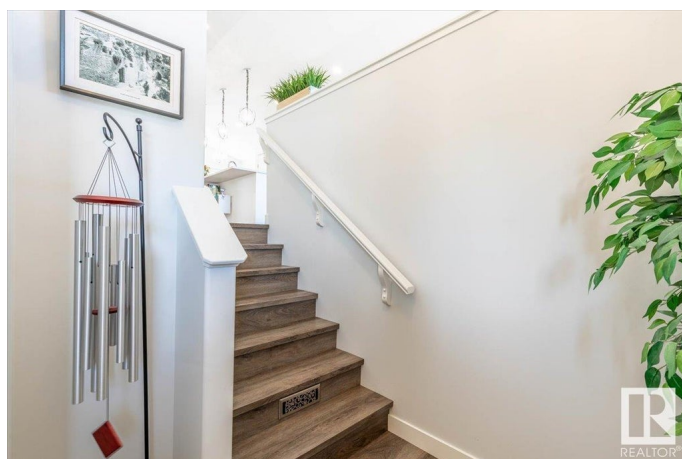
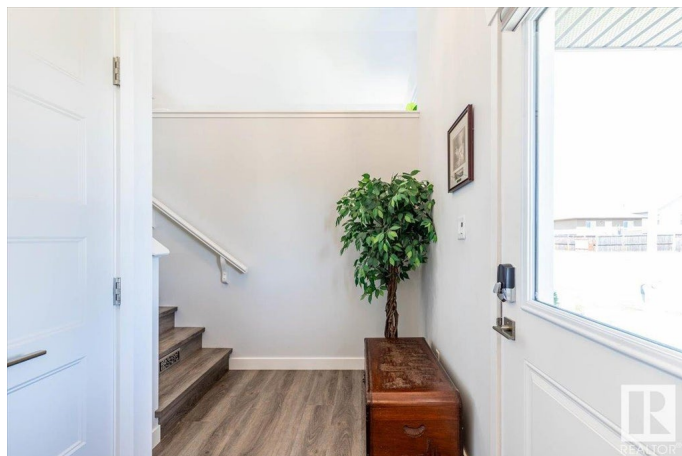
BEAUTIFUL 5-Bedroom, Bi-Level Home w/ In-Law Suite & Double Car Garage! Welcome to this FULLY FINISHED HOME that offers style & functionality. Perfectly designed for families & multigenerational living.

Open-concept w/ample windows that fill the space w/natural light. The heart of the home is the gorgeous white kitchen, complete w/ quartz counter-tops, massive centre island & 4 s/s applsâ€”ideal for cooking & entertaining. Enjoy the convenience of main floor laundry. Basement offers a separate side entrance, 2 bedrooms, kitchenette w/4 appls, laundryâ€”perfect for guests & extended family. Enjoy the beautifully landscaped & fully fenced yard & natural gas BBQ hookup. Relax on your sunny (maintenance-free) deck & new impressive 24x26 dbl detached garage, insulated & finished w/220 power ideal for a workshop or year round use. A RARE FIND, fully finished, top-quality finishes & move-in ready!

Built in 2023

### Essential Information

MLS® #	E4447937
Price	\$529,900
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	1,192
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	7403 44 Avenue
Area	Camrose
Subdivision	Camrose
City	Camrose
County	ALBERTA
Province	AB
Postal Code	T4V 5E1

### Amenities

Amenities	Deck, Front Porch, Hot Water Tankless, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Double Garage Detached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Wall Mount
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Paved Lane, Playground

Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 15th, 2025
Days on Market	8
Zoning	Zone 80

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Listing information last updated on July 23rd, 2025 at 2:17am MDT