

\$529,900 - 7403 44 Avenue, Camrose

MLS® #E4447937

\$529,900

5 Bedroom, 3.00 Bathroom, 1,192 sqft

Single Family on 0.00 Acres

Westpark (Camrose), Camrose, AB

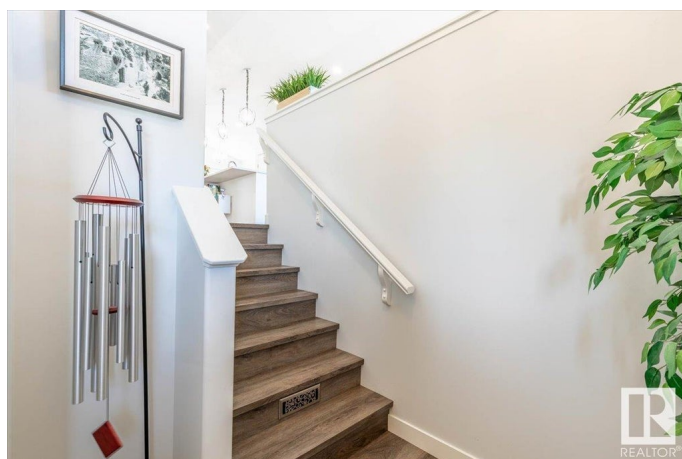
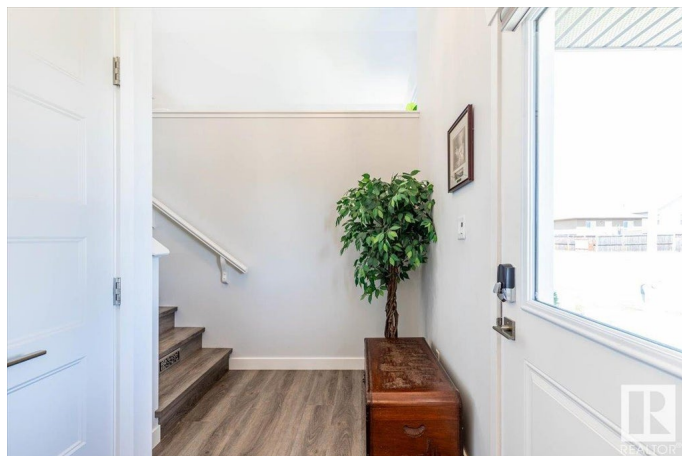
BEAUTIFUL 5-Bedroom, Bi-Level Home w/ In-Law Suite & Double Car Garage! Welcome to this FULLY FINISHED HOME that offers style & functionality. Perfectly designed for families & multigenerational living.

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 appls—ideal for cooking & entertaining. Enjoy the convenience of main floor laundry. Basement offers a separate side entrance, 2 bedrooms, kitchenette w/4 appls, laundry—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	Westpark (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	16
Zoning	Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 31st, 2025 at 3:33pm MDT