

Courtesy Of Jason Cocar Of Latitude Real Estate Group

## \$399,900 - 7501 44 Avenue, Camrose

MLS® #E4383731

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,189 sqft  
Single Family on 0.00 Acres

Camrose, Camrose, AB

This 1189 sf bilevel in the midst of construction on one of the last lots in this area. Act fast and you can pick out the cabinets, the paint, the flooring, the siding and many others options to customize the house to your liking. Separate entrance to the basement, making it possible development an inlaw suite. Large back yard is ready for an oversized 2 car garage. Close to schools and shopping. Why buy used when you can own a new house, with a new furnace, water on demand, new windows, upgraded insulation and more and all covered with a New Home Warranty? Disclaimer: Photos are from the same floor plan of house on the same block and measurements are were determined by applying the RMS to blueprints.

Built in 2024

### Essential Information

MLS® #	E4383731
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,189
Acres	0.00
Year Built	2024



Type	Single Family
Sub-Type	Residential Detached Single Family
Style	Bi-Level

### Community Information

Address	7501 44 Avenue
Area	Camrose
Subdivision	Camrose
City	Camrose
County	ALBERTA
Province	AB
Postal Code	T4V 4C9

### Amenities

Amenities	Detectors Smoke, Exterior Walls- 2x6', Tankless Hot Water
Features	Detectors Smoke, Exterior Walls- 2x6', Tankless Hot Water
Parking	Rear Drive Access

### Interior

Interior	Vinyl Plank
Interior Features	None
Heating	Forced Air-1
# of Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Vinyl
Exterior Features	Back Lane
Construction	Wood Frame

### Additional Information

Date Listed	April 24th, 2024
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Listing information last updated on October 31st, 2024 at 5:46pm MDT