

\$359,000 - 7303a 44b Avenue, Camrose

MLS® #A2213893

\$359,000

3 Bedroom, 2.00 Bathroom, 1,260 sqft

Residential on 0.07 Acres

West Park, Camrose, Alberta

Welcome to this beautiful designed, modern duplex nestled in a prime location with park views and just a short walk to shopping, dining, and everyday conveniences. This thoughtfully planned home offers comfort, style, and sustainability in one unbeatable package. Step inside to discover a bright, open-concept main floor featuring 2 spacious bedrooms, laundry and a 4 piece bathroom. The kitchen flows seamlessly into the living space, perfect for entertaining or cozy nights in. The entire upper level is dedicated to a stunning primary bedroom suite complete with walk in closet and ensuite bathroom. This home offers a fully fenced yard with gazebo and garden boxes for those nice summer nights and a single garage for the winter months! It also offers 6 large solar panels for extra energy efficiency. Don't miss your chance to own a modern gem in a walkable, vibrant neighbourhood!

Built in 2015

Essential Information

MLS® #	A2213893
Price	\$359,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,260
Acres	0.07



Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 1 and Half Storey
Status	Active

Community Information

Address	7303a 44b Avenue
Subdivision	West Park
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 5E2

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Closet Organizers, Vinyl Windows, Sump Pump(s), Tankless Hot Water
Appliances	Dishwasher, Freezer, Microwave, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings, Tankless Water Heater
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Garden, Other, Playground
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Low Maintenance Landscape, Gazebo
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 19th, 2025
-------------	----------------

Days on Market 1
Zoning R2A

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.