

# \$399,999 - 7501 44 Avenue, Camrose

MLS® #E4427344

## \$399,999

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. 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.

Built in 2024

### Essential Information

MLS® #	E4427344
Price	\$399,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,189
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### 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 W  
Parking Rear Drive Access

### Interior

Interior Features ensuite bathroom  
Appliances None  
Heating Forced Air-1, Natural Gas  
Stories 1  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Wood, Vinyl  
Exterior Features Back Lane  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed March 25th, 2025  
Days on Market 11  
Zoning Zone 80

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Listing information last updated on April 5th, 2025 at 5:17am MDT

