

# \$399,900 - 7413 44 Avenue, Camrose

MLS® #E4430929

**\$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. 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® #	E4430929
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	Detached Single Family
Style	Bi-Level
Status	Active

## Community Information

Address 7413 44 Avenue



Area	Camrose
Subdivision	Camrose
City	Camrose
County	ALBERTA
Province	AB
Postal Code	T4V 5C9

### Amenities

Amenities	Carbon Monoxide Detectors Hot Water Instant, Insulation Home, Vinyl Windows
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, Paved Lane
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 14th, 2025
Days on Market	8
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 April 22nd, 2025 at 12:47pm MDT

