## \$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 is the last new house in this area. Separate entrance to the basement, making it possible development an inlaw suite or legal 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.



## **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 204

Zoning Zone 80

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Listing information last updated on November 4th, 2025 at 4:17pm MST



