

# \$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<br>Hot Water Instant, Insulation<br>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 | 111              |
| Zoning         | Zone 80          |

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Listing information last updated on August 3rd, 2025 at 3:32am MDT

