

# \$387,500 - 7408 46 Avenue, Camrose

MLS® #A2242779

## \$387,500

3 Bedroom, 3.00 Bathroom, 1,366 sqft

Residential on 0.08 Acres

West Park, Camrose, Alberta

Here's your first chance to own this wonderful One Owner Home in West Park. Pride of Ownership shows inside and out! Quality 2 Storey layout sees a nice traditional design with AC, Gas Fireplace, Fenced Yard and 22x22 Garage. Large family room is the perfect setting for movie night or sit and read in the South facing window. Take in the beautiful eat-in kitchen with extended maple cabinetry and counters, New Stove and Microwave Hoodfan, pantry option, expandable dining area plus access to a 2pc bath and main floor laundry! Upstairs sees the laminate continue and provides 3 great sized bedrooms and a 4pc shared bath. Basement already has a 3pc bath professionally finished and provides a space for guests or play area for the kids with storage. Fully fenced yard with 9'4x7'9 raised no-maintenance deck, mature landscaping, perennials, raised garden box and a 22x22 detached garage finished with tongue and groove interior. This great family home is close to West end Amenities, parks, playgrounds and is ready and waiting for you!

Built in 2007

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2242779  |
| Price     | \$387,500 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,366       |
| Acres          | 0.08        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7408 46 Avenue |
| Subdivision | West Park      |
| City        | Camrose        |
| County      | Camrose        |
| Province    | Alberta        |
| Postal Code | T4V 2T4        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                          |
|-------------------|--------------------------|
| Interior Features | Vinyl Windows            |
| Appliances        | See Remarks              |
| Heating           | Forced Air               |
| Cooling           | Central Air              |
| Fireplace         | Yes                      |
| # of Fireplaces   | 1                        |
| Fireplaces        | Gas, Living Room         |
| Has Basement      | Yes                      |
| Basement          | Full, Partially Finished |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Other                                       |
| Lot Description   | Back Lane, Landscaped, No Neighbours Behind |
| Roof              | Asphalt Shingle                             |
| Construction      | Vinyl Siding                                |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      July 24th, 2025  
Days on Market                23  
Zoning                              R2

**Listing Details**

Listing Office                    Central Agencies Realty Inc.

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