

\$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 26
Zoning R2

Listing Details

Listing Office Central Agencies Realty Inc.

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