

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

MLS® #E4383730

**\$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® #	E4383730
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 24th, 2024

Days on Market 346

Zoning Zone 80

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Listing information last updated on April 5th, 2025 at 5:02am MDT

