

# \$369,900 - 7309a 44b Avenue, Camrose

MLS® #A2173692

**\$369,900**

2 Bedroom, 3.00 Bathroom, 1,373 sqft

Residential on 0.06 Acres

West Park, Camrose, Alberta

Introducing a stunning new Zetsen Build half-duplex that redefines modern living with its impressive two-storey design. Featuring two spacious primary bedrooms(each with a 4pc ensuite), vinyl plank flooring and quartz counters. The open floor plan seamlessly blends the living, dining, and kitchen areas, creating an ideal space for both relaxation and entertainment. You will be impressed by the modern finishes throughout every corner of this home. Both primary suites boasts an ensuite bathroom and a generously sized walk-in closet for ultimate convenience. Situated across from green-space and a playground and close to the West End shopping district. This home is an exceptional opportunity for those seeking style, space, and accessibility in a thriving community. Ideal location!

Built in 2024

## Essential Information

MLS® #	A2173692
Price	\$369,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,373
Acres	0.06



Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Active

### Community Information

Address	7309a 44b Avenue
Subdivision	West Park
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 5E2

### Amenities

Parking	None
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### Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)
Appliances	None
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	October 18th, 2024
Days on Market	289
Zoning	R2

### Listing Details

Listing Office	CIR Realty
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