

# \$654,990 - 7505 38a Ave, Camrose

MLS® #A2208686

**\$654,990**

4 Bedroom, 3.00 Bathroom, 2,200 sqft  
Residential on 0.12 Acres

Southwest Meadows, Camrose, Alberta

STUNNING CUSTOM-BUILT MODERN 2 STOREY! This brand-new residence offers 4 spacious bedrooms and 2.5 bathrooms. The main floor features an inviting entryway leading to a versatile front office/flex room, ideal for remote work or creative pursuits. The gourmet chef’s kitchen boasts quartz countertops, a large island, and a butler’s pantry with a coffee bar, perfect for entertaining. Conveniently located on this level are a powder room and laundry area. Upstairs, a generous bonus room provides additional living space. The expansive primary suite includes a luxurious 5-piece ensuite and a walk-in closet. Three additional bedrooms and a full bathroom complete the upper level. The open basement offers a blank canvas for your personal touch. An attached double car garage completes this thoughtfully designed, move-in-ready home.

Built in 2024

## Essential Information

MLS® #	A2208686
Price	\$654,990
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,200
Acres	0.12



Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	7505 38a Ave
Subdivision	Southwest Meadows
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 5E3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, Quartz Counters, Sump Pump(s), Tankless Hot Water
Appliances	None
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 7th, 2025
-------------	-----------------

Days on Market	37
Zoning	R1

**Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.