

# \$389,000 - 7412 46 Avenue, Camrose

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MLS® #A2242452

## \$389,000

3 Bedroom, 4.00 Bathroom, 1,434 sqft  
Residential on 0.07 Acres

West Park, Camrose, Alberta

Welcome to the vibrant, family-friendly community of West Park! Ideally located close to West End shopping, parks, playgrounds, and more, this beautifully maintained 1,434 sq ft two-storey home offers comfort, functionality, and space for the whole family.

Enjoy peace and privacy with no backyard neighbors as this home backs onto green space. The fully fenced yard, back deck, and double detached garage complete the outdoor setup, perfect for kids and entertaining alike. Inside, you'll find a spacious front entry leading into a bright living room featuring a cozy fireplace and large front window that floods the space with natural light. The kitchen is equipped with a corner pantry, handy island, and opens up to a welcoming dining area with a picture window overlooking the backyard. A convenient 2-piece bath and laundry room are tucked near the rear entry for added functionality.

Upstairs, the home offers three generous bedrooms, including a primary bedroom with a walk-in closet and 4-piece ensuite. A full 4-piece main bathroom completes the upper level.

The basement adds even more living space with a rec room perfect for family movie nights, a family room, office, and a 2-piece bathroom. This is more than just a house, it's a place to build memories. In West Park, kids still ride bikes to the playground and neighbors become lifelong friends. Don't miss your chance to be part of this welcoming



community!

Built in 2007

### Essential Information

MLS® #	A2242452
Price	\$389,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,434
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	7412 46 Avenue
Subdivision	West Park
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 2T4

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 23rd, 2025
Days on Market	7
Zoning	R2

## Listing Details

Listing Office	Coldwell Banker OnTrack Realty
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