

\$394,999 - 7418 46 Avenue, Camrose

MLS® #A2261846

\$394,999

3 Bedroom, 4.00 Bathroom, 1,335 sqft

Residential on 0.10 Acres

West Park, Camrose, Alberta

Welcome to this well taken care of 2 storey home on a triangle lot in West Park. You'll love the spacious front entry that invites you into this great property. The main floor boasts a large kitchen and dining area with vaulted ceilings, an Island and walk- in pantry perfect for gatherings or entertaining. A cozy gas fireplace in the living room adds warmth and charm, while the convenience of main floor laundry and a 2 piece bathroom makes daily living easy. Upstairs, you'll find 3 comfortable bedrooms, including a primary suite with double closets and a 3 piece ensuite. The fully finished basement provides tons of storage, 2 piece bathroom, and recreation room ideal for movie nights. Outside enjoy summer evenings around the firepit, with no houses behind for added privacy. The property also features a double detached heated garage, front stone accents, and a partially fenced yard. With paved back alley - there is space for additional parking or small trailer. Don't miss the chance to make it yours.

Built in 2007

Essential Information

MLS® #	A2261846
Price	\$394,999
Bedrooms	3
Bathrooms	4.00
Full Baths	2



Half Baths	2
Square Footage	1,335
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	7418 46 Avenue
Subdivision	West Park
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V2T4

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, Pantry, See Remarks, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape, No Neighbours Behind, See Remarks

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2025
Days on Market	42
Zoning	R2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.