

# \$399,000 - 7418 46 Avenue, Camrose

MLS® #A2261846

## \$399,000

3 Bedroom, 4.00 Bathroom, 1,335 sqft  
Residential on 0.10 Acres

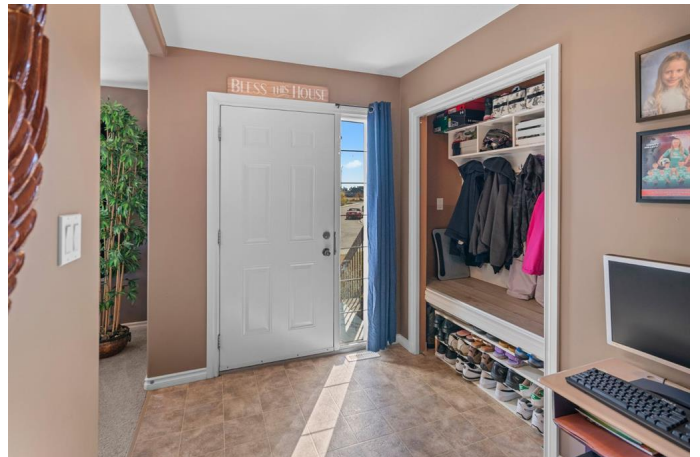
West Park, Camrose, Alberta

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      | \$399,000 |
| 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          | Finished, 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 | 16                 |
| Zoning         | R2                 |

**Listing Details**

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

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