

7512 38A Avenue  
Camrose, Alberta

MLS # A2149656



**\$474,000**

<b>Division:</b>	Southwest Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,464 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

This beautiful 2 storey AIR-CONDITIONED family home located in the private community of Southwest Meadows. A perfect blend of modern design and practical living. The house boasts a fully finished interior with an open concept layout, allowing for seamless flow between the living room, dining area, and kitchen. The kitchen features maple cabinetry, big island, granite counters, and direct access to the backyard space. Out back, you'll find a large deck, perfect for outdoor entertaining. The fully fenced yard makes it great for pets or kids with plenty of space to run and play. Also on the main level is a laundry area and powder room. The upper level presents a great primary bedroom complete with a full ensuite, two more bedrooms and a 4pc bathroom. The fully finished lower level is fully developed with a large family room, bedroom and 3pc bathroom. The home also comes with a double attached HEATED garage, providing convenient and secure parking. This is an excellent opportunity to own a well-maintained, newly painted, move-in ready home in a desirable neighborhood.