

# \$429,900 - 7507 39 Avenue, Camrose

MLS® #A2225130

**\$429,900**

3 Bedroom, 3.00 Bathroom, 1,580 sqft

Residential on 0.09 Acres

Duggan Park, Camrose, Alberta

Don't Miss Out – This Home Is the Definition of Move-In Ready!

Welcome to the easiest move you'll ever make! This 1,580 sq ft home located in Duggan Park is truly move-in ready—making your next transition the easiest one yet. With every detail carefully curated, it feels like it came straight out of a designer magazine. From the moment you step through the door, you're greeted by a spacious, grand entrance with soaring 20' ceilings and a stunning modern chandelier that sets the tone for the entire home. This home boasts all new flooring throughout and fresh, contemporary paint that enhances its bright, inviting atmosphere. The open-concept kitchen is perfect for entertaining. It features an island, updated lighting, and modern hardware that bring a designer feel to everyday living. Step out from the dining room onto your private deck, where a charming gazebo offers sun or shade and added privacy in the landscaped backyard—perfect for summer evenings or morning coffee. Upstairs, you'll find two spacious bedrooms in addition to the primary suite. The 4-piece ensuite features a large vanity and heated tile flooring, creating a spa-like retreat. The water closet includes a shower for added privacy. The unfinished basement offers endless possibilities—whether you envision a home gym, kids' playroom, game room, or a space tailored to your needs. Additional features include A/C to keep you cool in the summer,



all new LED light fixtures and a brand new hot water tank (2025). This home has been beautifully updated and is ready for you to make it yours â€” just unpack and enjoy.

Built in 2007

**Essential Information**

MLS® #	A2225130
Price	\$429,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,580
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	7507 39 Avenue
Subdivision	Duggan Park
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V4C6

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer,

	Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 27th, 2025
Days on Market	5
Zoning	R1

## Listing Details

Listing Office	Central Agencies Realty Inc.
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