

\$369,900 - 7311a 44b Avenue, Camrose

MLS® #A2260773

\$369,900

3 Bedroom, 3.00 Bathroom, 1,373 sqft
Residential on 0.06 Acres

West Park, Camrose, Alberta

Introducing a stunning new Zetsen Build half-duplex that redefines modern living with its impressive two-storey design. Featuring 3 spacious bedrooms, 3 bathrooms, vinyl plank flooring and quartz counters. The open floor plan seamlessly blends the living, dining, and kitchen areas, creating an ideal space for both relaxation and entertainment. You will be impressed by the modern finishes throughout every corner of this home. The upper level boasts a primary bedroom with an ensuite bathroom and a walk-in closet. You will also find 2 additional bedrooms, 4pc bathroom and laundry on the upper level. Situated across from green-space and a playground and close to the West End shopping district. This home is an exceptional opportunity for those seeking style, space, and accessibility in a thriving community. Ideal location!

Built in 2024

Essential Information

MLS® #	A2260773
Price	\$369,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,373
Acres	0.06



Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	7311a 44b Avenue
Subdivision	West Park
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 5E2

Amenities

Parking	None
---------	------

Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)
Appliances	None
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

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

Additional Information

Date Listed	October 2nd, 2025
Days on Market	34
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.