# \$425,000 - 4420 74 Street, Camrose

MLS® #A2265234

## \$425,000

4 Bedroom, 3.00 Bathroom, 1,196 sqft Residential on 0.08 Acres

West Park, Camrose, Alberta

Boasting trendy finishes and high ceilings, the open-concept main floor offers a modern and inviting living space perfect for both relaxation and entertaining. The stylish kitchen flows seamlessly into the living and dining areas, making it ideal for everyday living. The primary bedroom features a private 3-piece ensuite with a luxurious, oversized shower for a spa-like experience. An additional bedroom, a 4-piece main bathroom, and convenient main floor laundry round out this level.

Downstairs, you'II find a generous family room and versatile recreation spaceâ€"perfect for movie nights, a home gym, or a play area. The lower level also offers another full bathroom with a beautiful shower, as well as two large bedrooms, providing plenty of room for guests or growing families.

Step outside to enjoy the covered back deck with steps leading to a lower patio, offering an ideal space for outdoor dining or relaxing. The low-maintenance, fully fenced yard ensures more time for enjoyment and less time on upkeep. A double 22x24 detached heated garage provides ample space for vehicles and additional storage, with extra parking available in the back.

Additional features include newly installed air conditioning, a gas stove, and a host of other upgrades, making this home truly move-in ready. Schedule your showing today and





#### Built in 2019

### **Essential Information**

MLS® # A2265234 Price \$425,000

Bedrooms 4
Bathrooms 3.00
Full Baths 3

Square Footage 1,196
Acres 0.08
Year Built 2019

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

## **Community Information**

Address 4420 74 Street

Subdivision West Park
City Camrose
County Camrose
Province Alberta
Postal Code T4V 5C8

## **Amenities**

Parking Spaces 4

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Built-in Features, High Ceilings, Pantry, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Gas Stove, Microwave,

Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Other

Lot Description Back Lane, Front Yard, In

Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

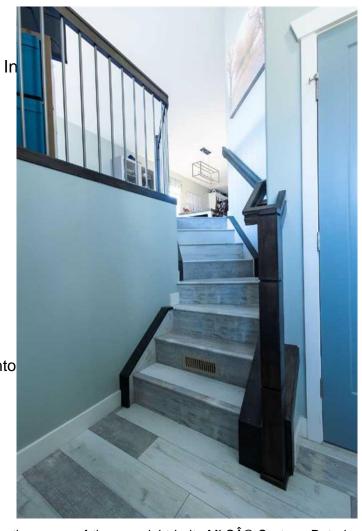
#### **Additional Information**

Date Listed October 19th, 2025

Days on Market 17
Zoning R2

# **Listing Details**

Listing Office RE/MAX Real Estate (Edmonto



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