

4421 74 Street  
Camrose, Alberta

MLS # A2277237



**\$369,900**

<b>Division:</b>	West Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	980 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Bungalow designed with everyday living in mind, this home welcomes you with a front foyer that opens into a bright, open-concept kitchen, dining, and living space. Large windows fill the home with natural light, while the efficient layout makes the most of every square foot. The kitchen is thoughtfully laid out for the family cook and features a walk-in pantry for excellent storage. Two bedrooms and a convenient main-floor laundry complete the main level. Downstairs, the fully finished basement offers a spacious family room, a dedicated nook ideal for a home office or study space, two additional bedrooms, a 3-piece bathroom, and a large storage room—perfect for growing families or guests. Outside, enjoy a fully landscaped and fenced yard with an east-facing 20' x 10' deck, an 18' x 22' detached garage, and a 10' x 8' storage shed. Additional features include wardrobe cabinets in the main-floor bedroom and basement bedrooms, a high-efficiency furnace, an on-demand hot water system, and central air conditioning.