

7514 40 Avenue
Camrose, Alberta

MLS # A2281912



\$429,000

Division:	Southwest Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,485 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	TV wall mounts		

Welcome to this two-storey home located in the private and desirable community of Southwest Meadows. Designed for both comfort and functionality, this well-cared-for property offers an inviting open-concept main floor featuring hardwood flooring, a cozy corner gas fireplace, and a practical kitchen that flows seamlessly for everyday living and entertaining. The home offers three bedrooms and three bathrooms, including a spacious primary suite complete with a walk-in closet and private ensuite with double vanity. Upper-level laundry adds convenience to daily routines. Step outside to a fully fenced and landscaped yard, ideal for relaxing, entertaining, or family enjoyment. A true highlight of the home is the double attached garage, complete with in-floor heating, a floor drain, and an 8-ft overhead door—perfect for year-round use. Additional features include air conditioning, granite countertops, gas BBQ hookup, upgraded insulation, and in-floor heating in both the basement and garage. The basement is ready for future development with two large windows and a bathroom rough-in, offering excellent flexibility to add up to two additional bedrooms, a home gym, office, or media room. Recent updates include new kitchen appliances in 2025, including a gas stove, kitchen cabinet expansion and the convenience of an on-demand (tankless) hot water system. Located just minutes from parks, walking paths, and shopping, this home offers a fantastic blend of lifestyle, upgrades, and future potential. The west end provides easy access to hwy 21 for those who commute, welcome to Camrose!