

# \$654,990 - 7505 38a Ave, Camrose

MLS® #A2208686

**\$654,990**

4 Bedroom, 3.00 Bathroom, 2,200 sqft

Residential on 0.12 Acres

Southwest Meadows, Camrose, Alberta

STUNNING CUSTOM-BUILT MODERN 2 STOREY! This brand-new residence offers 4 spacious bedrooms and 2.5 bathrooms. The main floor features an inviting entryway leading to a versatile front office/flex room, ideal for remote work or creative pursuits. The gourmet chef's kitchen boasts quartz countertops, a large island, and a butler's pantry with a coffee bar, perfect for entertaining. Conveniently located on this level are a powder room and laundry area. Upstairs, a generous bonus room provides additional living space. The expansive primary suite includes a luxurious 5-piece ensuite and a walk-in closet. Three additional bedrooms and a full bathroom complete the upper level. The open basement offers a blank canvas for your personal touch. An attached double car garage completes this thoughtfully designed, move-in-ready home.

Built in 2024

## Essential Information

MLS® #	A2208686
Price	\$654,990
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,200
Acres	0.12



Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	7505 38a Ave
Subdivision	Southwest Meadows
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 5E3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, Quartz Counters, Sump Pump(s), Tankless Hot Water
Appliances	None
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 7th, 2025
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Days on Market	33
Zoning	R1

**Listing Details**

Listing Office	CIR Realty
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