

# \$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 |
|-------------|-----------------|

|                |    |
|----------------|----|
| Days on Market | 12 |
| Zoning         | R1 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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