

\$429,900 - 7507 39 Avenue, Camrose

MLS® #A2225130

\$429,900

3 Bedroom, 3.00 Bathroom, 1,580 sqft

Residential on 0.09 Acres

Duggan Park, Camrose, Alberta

Don't Miss Out – This Home Is the Definition of Move-In Ready!

Welcome to the easiest move you™ ever make! This 1,580 sq ft home located in Duggan Park is truly move-in ready—making your next transition the easiest one yet. With every detail carefully curated, it feels like it came straight out of a designer magazine. From the moment you step through the door, you're greeted by a spacious, grand entrance with soaring 20'™ ceilings and a stunning modern chandelier that sets the tone for the entire home. This home boasts all new flooring throughout and fresh, contemporary paint that enhances its bright, inviting atmosphere. The open-concept kitchen is perfect for entertaining. It features an island, updated lighting, and modern hardware that bring a designer feel to everyday living. Step out from the dining room onto your private deck, where a charming gazebo offers sun or shade and added privacy in the landscaped backyard—perfect for summer evenings or morning coffee. Upstairs, you'll find two spacious bedrooms in addition to the primary suite. The 4-piece ensuite features a large vanity and heated tile flooring, creating a spa-like retreat. The water closet includes a shower for added privacy. The unfinished basement offers endless possibilities—whether you envision a home gym, kids' playroom, game room, or a space tailored to your needs. Additional features include A/C to keep you cool in the summer,



all new LED light fixtures and a brand new hot water tank (2025). This home has been beautifully updated and is ready for you to make it yours â€” just unpack and enjoy.

Built in 2007

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2225130 |
| Price | \$429,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,580 |
| Acres | 0.09 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 7507 39 Avenue |
| Subdivision | Duggan Park |
| City | Camrose |
| County | Camrose |
| Province | Alberta |
| Postal Code | T4V4C6 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Sump Pump(s), Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, |

| | |
|--------------|------------------|
| | Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | None |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 27th, 2025 |
| Days on Market | 11 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | Central Agencies Realty Inc. |
|----------------|------------------------------|

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