



**2506 57 Street  
Camrose, Alberta**

**MLS # A2290870**



**\$474,000**

<b>Division:</b>	Valleyview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,762 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	Fireplace(s), Forced Air, None	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Sump Pump(s), Vinyl Windows		
<b>Inclusions:</b>	Shed, Garden Boxes		

Welcome to this beautifully designed two-storey family home in the highly desirable Valleyview East. Perfectly situated near walking paths, playgrounds, and schools, this home offers an exceptional lifestyle for growing families. Step onto the inviting front porch and into a bright, open-concept main floor featuring a spacious kitchen and dining area with an abundance of counter space and a convenient pantry and island—ideal for everyday living and entertaining. The large family room is warm and welcoming, highlighted by a cozy gas fireplace. A front office or den provides the perfect work-from-home space, while a convenient two-piece bathroom completes the main level. The back entry is thoughtfully designed, offering access to an extra-large heated garage with back alley entry, or step outside onto the deck with durable vinyl railing overlooking the fully fenced backyard and a handy storage shed. Upstairs, you’ll find a generous primary bedroom retreat complete with a walk-in closet and five-piece ensuite featuring a corner jetted tub and separate shower. Two additional bedrooms, convenient upper-level laundry, and extra storage closets make this level as functional as it is comfortable. The fully developed lower level adds even more living space, offering a large open recreation room, an additional bedroom, and a full bathroom with heated floors—perfect for guests or teenagers. Additional features include air conditioning and beautiful hardwood floors throughout. With its unbeatable location and thoughtful layout, this home truly has it all.