



**5809 28 Avenue  
Camrose, Alberta**

**MLS # A2293210**



**\$469,900**

<b>Division:</b>	Valleyview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,905 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Oversized, RV Access/Parking		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air	<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>	Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** Shed

Discover this impressive two-storey home in the desirable community of Valleyview! The main floor offers a warm and inviting living room with a cozy gas fireplace, along with a bright, open kitchen and dining area featuring tons of cabinet space, a corner pantry, and a functional island. A convenient main-floor laundry room and 2-piece bath complete the level. Upstairs, you’ll find a spacious bonus room, three comfortable bedrooms, and two bathrooms, including a primary suite with a walk-in closet, en-suite, and its own private balcony&mdash;perfect for morning coffee. The basement is partially finished, giving you room to expand. You will enjoy the A/C during the summer months and a BRAND NEW furnace! Outside, enjoy a fully fenced and private yard with low-maintenance vinyl fencing, stamped concrete, and a lovely deck for entertaining. An attached heated double garage and additional RV parking make this home an exceptional find.