



**2605 57 Street  
Camrose, Alberta**

**MLS # A2297969**



**\$699,900**

<b>Division:</b>	Valleyview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,204 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island, Pantry, Storage, Sump Pump(s), Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Gas Dryer, Window Covers, Shed

Welcome to this stunning 2,200 sq ft home located in the highly desirable neighborhood of Valleyview. With a heated triple car garage featuring epoxy floors, ample parking, and a fully fenced yard, this property is ideal for families and entertainers alike. Inside, you'll love the open-concept main floor with a spacious living area that is kept cozy by your gas fireplace. Kitchen features granite countertops, upgraded stainless steel appliances, a new gas stove and dishwasher (2023), plus a handy baking nook. The formal dining area is perfect for hosting holiday dinners and celebrations. Main floor laundry and a convenient walk-through pantry add everyday ease. Upstairs, the bonus room offers bright, versatile living space - you will also find your second gas fireplace there. The primary bedroom is impressively spacious and includes a walk-in closet and a private barn-door entrance to a luxurious en suite, complete with his & her sinks, a massive soaker jet tub, walk-in shower, and water closet. Two more bedrooms and a full 4-piece bathroom complete the upper level. The fully finished basement offers even more room with two additional bedrooms, another full bathroom, a generous rumpus room, and extra storage. Tankless hot water on demand as well. Step onto the recently expanded back deck, complete with aluminum railing, a gazebo, and a natural gas BBQ hookup—a perfect setup for summer gatherings. All this, just one block from the park, walking trails, and Camrose's beautiful valley. Valleyview is known for its family-friendly atmosphere and wonderful community spirit—this is a place you'll truly want to call home.