



**2304 62 Street
Camrose, Alberta**

MLS # A2314236



\$667,900

Division:	Valleyview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,877 sq.ft.	Age:	2018 (8 yrs old)
Beds:	7	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding	Zoning:	25
Foundation:	ICF Block	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fridge x2, Stove x2, Dishwasher x2, washer dryer in suite, window coverings		

Welcome to this exceptional Valley View bungalow, perfectly situated in one of the most desirable neighborhoods. Offering a total of 1,877 sq. ft. of thoughtfully designed living space, this well-built home features an ICF foundation and an attached legal suite. The main home offers 5 bedrooms and 3 bathrooms. The main floor boasts a bright, open-concept floor plan with a spacious living room anchored by a cozy gas fireplace. The heart of the home is the chef-friendly kitchen featuring a large island, generous pantry, modern cabinetry, and a dinette area with seamless access to the deck and landscaped backyard. The primary bedroom offers a luxurious Jack-and-Jill ensuite and a walk-in closet complete with custom built-ins. A second spacious bedroom, a 4-piece bathroom, and convenient main-floor laundry complete this level, with direct access to the heated double attached garage. The fully finished basement provides even more living space with a large family room, three additional bedrooms, and a full bathroom. Newer mechanicals include a high-efficiency furnace and HRV system for year-round comfort and efficiency. Outside, the private yard is fenced with durable vinyl fencing, well landscaped, and includes a matching shed for extra storage. This home offers excellent options with the attached legal suite featuring two bedrooms, one-and-a-half baths, and its own laundry. Exceptional quality, thoughtful design, and unbeatable affordability make this Valley View gem a rare find.