



GRASSROOTS
REALTY GROUP

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**5905 24 Avenue Close
Camrose, Alberta**

MLS # A2332062



\$634,999

Division:	Valleyview		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,143 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Level, Low Maintenance Landscape, Pri		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 295
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R2
Foundation:	ICF Block	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Solar Tube(s), Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to Valleyview Lake Estates, one of Camrose's most desirable 45+ communities, where luxury meets low-maintenance living. This exceptional showhome-quality side-by-side duplex condominium is completely turn-key and has been meticulously maintained throughout. The bright, open-concept main floor is designed for both comfort and entertaining, featuring a spacious living room, dining area, and beautifully appointed kitchen. The kitchen offers a convenient walk-through pantry, while main-floor laundry adds everyday convenience. The primary suite provides a peaceful retreat with a walk-through closet leading directly to a private ensuite. The fully finished walkout basement expands the living space with a large family room, two additional bedrooms, and a full bathroom—ideal for hosting family and guests. Step outside and enjoy your own private backyard oasis, complete with maintenance-free artificial turf, allowing you to enjoy a beautifully manicured yard without the upkeep. A spacious balcony off the main living area is the perfect place to enjoy your morning coffee, while the patio off the walkout basement creates additional outdoor living space for relaxing or entertaining. Comfort is a priority year-round with in-floor heating throughout the basement, hot water on demand, and central air conditioning to keep you cool on hot summer days. An attached garage provides convenience and protection from the elements, making this home as practical as it is beautiful. Offering the perfect combination of luxury, space, and carefree condominium living, this outstanding property is a rare opportunity to enjoy an upscale lifestyle in one of Camrose's premier adult communities.