



GRASSROOTS
REALTY GROUP

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2703 56 Street
Camrose, Alberta

MLS # A2332782



\$979,000

Division:	Valleyview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,936 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	4
Garage:	220 Volt Wiring, Triple Garage Attached		
Lot Size:	0.29 Acre		
Lot Feat:	Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions:	n/a
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Panoramic views situated in one of Camrose's most sought after location-this custom-built walkout situated on one of the largest lots in Valleyview. An impressive and expansive floor plan that offers the perfect blend of space, comfort, and functionality. The open-concept main floor features 9' ceilings with coffered in lay and a spacious kitchen designed for entertaining with a large island and abundant cabinetry. The primary suite offers a generous walk-in closet and a luxurious 5-piece ensuite, while a front-facing office, second bedroom, full bathroom, and convenient main-floor laundry complete the level. The fully finished walkout basement provides even more room for family and guests with a large recreation area, three spacious bedrooms, two additional bathrooms, in-floor heat, and exceptional storage throughout. Additional features include two gas fireplaces, central air conditioning, and central vacuum. The heated triple attached garage with 220V power, RV parking complete with sani dump is another added bonus. The backyard is nothing short of exceptional with mature trees, fire pit area perfect for entertaining and stunning views. A truly one of a kind home. Opportunity awaits you here!