



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**2502 Valleyview Drive
Camrose, Alberta**

MLS # A2333801



\$474,900

Division:	Valleyview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,800 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Creek/River/Stream/Pond, Environ		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: custom Media room doors (not installed)

Come enjoy the location and VIEW from this beautiful home in Valleyview! The walking paths and pond are just steps away! You're sure to be impressed as you enter the home, with its beautiful hardwood floors & tiling. The main floor is open and spacious and you're sure to enjoy entertaining here. Your favourite spot in the house may very well be the bonus room(custom triple sliding doors can be left for purchaser to install). This versatile room is wired for a media room at night with surround sound. During the day this expansive room can easily double/triple as a gym, library/office, playroom or all of the above. This versatile space is flooded with natural light and proudly offers the best view in the house with a 180 degree view of the neighbouring pond and natural reserve area. You will appreciate that the large primary bedroom boasts a sizeable walk-in closet and full ensuite (complete with in-floor heat) featuring another angle of that beautiful view. Two more generously sized bedrooms and a 4 piece bath complete the upper level. The basement development has begun awaiting your personal preferences. You will be ecstatic about the heated oversized attached garage! The fully fenced yard will be your own private oasis and you will surely enjoy Sunny Alberta days socializing with family and friends on the large extended 2-tiered deck. A brand new hot water tank and shingles currently being replaced will give you peace of mind for many years to come