



GRASSROOTS
REALTY GROUP

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5605 28 Avenue
Camrose, Alberta

MLS # A2344531



\$519,900

Division:	Valleyview		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,774 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Landscaped		

Heating: High Efficiency, In Floor, Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: ICFs (Insulated Concrete Forms), Vinyl Siding

Foundation: ICF Block

Features: High Ceilings, Pantry, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Shed, Treadmill

Welcome Home to Valleyview. This family friendly home is sure to impress with hardwood/tile floors, granite counters, triple pane windows, AC, Full Gemstone lighting, infloor heat in basement and garage plus a 360sqft Bonus room! Traditional main floor plan features a large separate living room with bright street facing window. Partially open to this is the kitchen/dining area highlighted by quality cabinet design, granite counters, newer appliances, upper and lower cabinet lighting, corner pantry with custom California Closet shelving and raised eating bar for extra seating. The cozy dinette sees a wonderful coffee bar set up along with additional storage and garden doors out to the two tiered deck. Mainfloor Primary Bedroom has incredible vaulted ceilings, dual windows, excellent walk-in closet w/ built-in organizers and a beautiful 5pc Ensuite complete with soaker tub, large separate shower and tons of cabinet storage incorporated to the vanity - Wow! The main floor also houses a 2nd bedroom and a 4pc bath. Up a few steps from here is the bonus room - excellent option for a media room, playroom, office, exercise room - you name it! The basement is fully developed with large windows and efficient with an ICF foundation and infloor heat - development includes 2 bedrooms, 2 storage options, 4pc bath, huge family room and a quality laundry room with wash sink, folding counter and built-ins for storage and hanging laundry. 23x24 Garage has infloor heat and water taps, built-in shelving/benches and a staircase to the main level. Out back you'll appreciate a South facing fully landscaped yard with 12x16 Shed, in ground irrigation (as is) and the 2 tiered deck / 8x19 upper with gas line for bbq and 12x19 with gazebo. Lots of quality features in this home with room to put your own spin on it - you have to see it.

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