

# \$285,000 - 2407a Valleyview Drive, Camrose

MLS® #A2212837

## \$285,000

3 Bedroom, 4.00 Bathroom, 1,299 sqft

Residential on 0.00 Acres

Valleyview, Camrose, Alberta

Welcome to Valleyview sub-division, and this 3 bedroom, 3.5 bath "end-unit" townhouse!

You'll love the proximity to the miles and miles of walking trails in the valley ... plus the view of the man-made lake across the road. You'll find ample space and an "open concept" on the main level. The living room offers a cozy gas fireplace, there's the kitchen & eating area (overlooking the back yard) and a 2pc. powder room. You're sure to appreciate the hardwood flooring and granite countertops as well. The upper level offers a primary bedroom (with walk-in-closet & a view of the lake/sunsets), 4 pc. ensuite, another HUGE bedroom and the main washroom. p.s. the main washroom also acts as an ensuite to this 2nd bedroom. The basement has a bedroom (complete with a walk-in-closet), a small family room, a 3 pc. washroom ... and the laundry room. Upgrades include: 2018: hot water tank, 2019: new furnace, 2015: basement development, 2020: fresh paint on main & upper levels. If you head out your back door, you'll find a small deck area where you can look over the backyard and access your detached garage.

Built in 2008

## Essential Information

MLS® # A2212837

Price \$285,000

Bedrooms 3



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,299
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	2407a Valleyview Drive
Subdivision	Valleyview
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 1V6

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Views

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 22nd, 2025
Days on Market	10
Zoning	R3
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	RE/MAX Real Estate (Edmonton) Ltd.
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