# \$789,000 - 2705 63 Street, Camrose

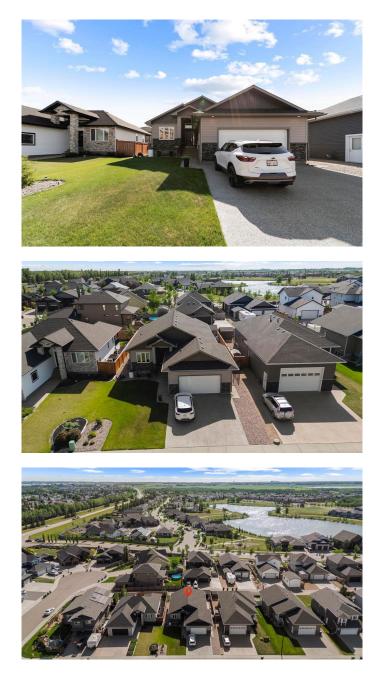
MLS® #A2235606

#### \$789,000

5 Bedroom, 3.00 Bathroom, 1,530 sqft Residential on 0.14 Acres

Valleyview, Camrose, Alberta

Discover this STUNNING custom-built 5-bedroom bungalow that exemplifies exceptional quality and craftsmanship, ideally located in a sought-after area close to a scenic park, walking paths, and a new school. The open floor plan creates a spacious and inviting atmosphere, complemented by soaring 9-foot ceilings throughout. The chef's kitchen is a true highlight, featuring sleek quartz countertops, a massive island perfect for entertaining, and a walk-through pantry that offers ample storage and convenience. The dining area has easy access to a covered maintenance free deck that overlooks a landscaped yard. The living room offers 10' coffered ceiling and cozy stone fireplace. The main level is also home to a peaceful primary bedroom with a luxurious Ensuite featuring a tile and glass shower and custom closet organizers. To complete the main floor is a 2nd bedroom, 4pc bathroom and a laundry room with wash sink and cabinetry. Fully finished ICF basement with in-floor heating, 9' ceilings, large bright windows, 3 bedrooms, full bathroom, family/rec room and storage. You will love the attached heated finished garage with epoxy flooring, 8' high doors and floor drains. Other features; Air conditioning, GemStone Lighting, triple pane windows, retractable vacuum system and much more! This beautifully designed Battle River home combines luxury, functionality, and prime location, making it a perfect retreat for families seeking comfort and style.



Built in 2022

## **Essential Information**

MLS® #	A2235606
Price	\$789,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,530
Acres	0.14
Year Built	2022
Туре	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## **Community Information**

Address	2705 63 Street
Subdivision	Valleyview
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 5J6

## Amenities

Parking Spaces	2
Parking	Double Garage Attached, Heated Garage
# of Garages	2

## Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric

Has Basement Yes Basement Finished, Full

### Exterior

Other		
Back Yard, Front Yard, Garden, Landscaped, Low Maintenance Landscape, See Remarks		
Lanuscape, See Remarks		
Asphalt Shingle		
Stone, Vinyl Siding		
ICF Block		

#### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	5
Zoning	R1

### **Listing Details**

Listing Office CIR Realty

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