

# \$699,900 - 2706 63 Street, Camrose

MLS® #A2207058

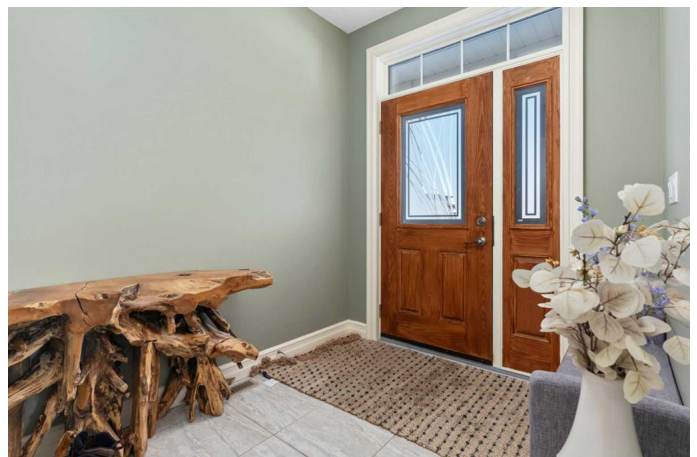
**\$699,900**

4 Bedroom, 4.00 Bathroom, 2,266 sqft

Residential on 0.15 Acres

Valleyview, Camrose, Alberta

IMAGINE 2,264 sq ft of living space, tons of light, 4 bedrooms, 5 piece bathrooms all in an open floor plan with a Mancave garage! As you walk into this immaculately cared for home you will love a entrance large enough for everyone to come inside and remove coats and shoes. Just off the entrance is a large office with a large window or lots of natural light. As you walk into the kitchen the first things you notice is that it's BRIGHT! Lots of windows and HIGH vaulted ceilings make this an inviting space complete with a LARGE island, gas stove and bar fridge. You will LOVE THE WALK-IN PANTRY!! The dining area has lots of room. It opens up to the living room complete with a gas fire place. The master bedroom is your own oasis as it has 5 piece ensuite with a steam shower plus there's a walk-in closet. Heading upstairs, a HUGE family room with a sink and space for snacks awaits. There are 3 bedrooms on this floor and ANOTHER 5 piece bathroom for everyone to get ready without fighting for space! Downstairs is a dedicated THEATRE ROOM complete with a sink and snack area for convenience. There is a recreation room, 3 piece bath and another bedroom on this level. The garage's in floor heat and an epoxy floor enables this to be the MANCAVE you've always wanted!! Outside is large covered deck with a built in flower box to entertain guests. Even the garden shed has power! You will not be disappointed with the added details this home has to offer for a growing family.



WELCOME HOME!!

Built in 2016

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2207058          |
| Price          | \$699,900         |
| Bedrooms       | 4                 |
| Bathrooms      | 4.00              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 2,266             |
| Acres          | 0.15              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2706 63 Street |
| Subdivision | Valleyview     |
| City        | Camrose        |
| County      | Camrose        |
| Province    | Alberta        |
| Postal Code | T4V 5J7        |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Double Garage Attached, RV Access/Parking |
| # of Garages   | 2                                         |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Gas Cooktop, Microwave Hood Fan, Washer/Dryer, Window Coverings  |
| Heating           | In Floor, Forced Air                                                                                    |
| Cooling           | Central Air                                                                                             |

|                 |                |
|-----------------|----------------|
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Other                                       |
| Lot Description   | Rectangular Lot                             |
| Roof              | Asphalt Shingle                             |
| Construction      | ICFs (Insulated Concrete Forms), Wood Frame |
| Foundation        | ICF Block                                   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 20               |
| Zoning         | R1               |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Central Agencies Realty Inc. |
|----------------|------------------------------|

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