



GRASSROOTS
REALTY GROUP

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**2612 62 Street
Camrose, Alberta**

MLS # A2221496



\$669,000

Division:	Valleyview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,846 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, See Remarks, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully crafted 3 bedroom 2.5 bath home nestled in the highly sought after Valleyview west community. This home featuring gemstone lights is in perfect view of the playground, lake, and walking paths and just steps away from the brand new high school- a dream location for families. Step inside to discover quality craftsmanship throughout featuring granite countertops brand new stove and microwave, and massive walk thru pantry- perfect for all your storage needs. The main floor also includes convenient main floor laundry. Upstairs unwind in the bonus room while taking in stunning views, or retreat to the primary suite, complete with a walk-in closet and ensuite with glass walk-in shower. Enjoy the oversized attached garage with floor drain, water taps and added bonus of paved back alley. The unfinished ICF basement offers endless possibilities to customize the space to your needs. Relax outdoors in the low maintenance backyard and don't miss the incredible "Cave" in the back- perfect for hobbies, storage, or entertaining. Don't forget about the RV parking space at rear. This home truly has it all- style, space, and views with incredible location. Don't miss the opportunity to make it yours!