



GRASSROOTS
REALTY GROUP

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**2513 Valleyview Drive
Camrose, Alberta**

MLS # A2245325



\$297,500

Division:	Valleyview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,124 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Garage Door Opener and any controls

Excellent Duplex in the Beautiful Valleyview Subdivision. Wow, excellent value with exceptional location and lifestyle! Located close to parks, lake and valley walking trails. Both sides are available! Impressive and very well maintained 3 bedroom, 3 bathroom two storey design with an open floor plan and lots of bright windows. Featuring a large front veranda, a lovely living room area with cozy gas fireplace, spacious dinette and excellent kitchen with lots of white cabinetry, upright pantry plus a generous back entry with 2pc bath. Upper level offers a spacious primary bedroom with 2 closets and a 3pc Ensuite. Two additional bedrooms and 4pc bathroom. Basement is open for your personal touch and a finished laundry room. Yard is landscaped with single garage, paved alley access, RV/extra parking and more! A great starter or investment property. You will love the location and lifestyle!