



GRASSROOTS
REALTY GROUP

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**5809 28 Avenue
Camrose, Alberta**

MLS # A2270575



\$499,900

Division:	Valleyview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,905 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Shed

Discover this impressive two-storey home in the desirable community of Valleyview! The main floor offers a warm and inviting living room with a cozy gas fireplace, along with a bright, open kitchen and dining area featuring tons of cabinet space, a corner pantry, and a functional island. A convenient main-floor laundry room and 2-piece bath complete the level. Upstairs, you'll find a spacious bonus room, three comfortable bedrooms, and two bathrooms, including a primary suite with a walk-in closet, en-suite, and its own private balcony—perfect for morning coffee. The basement is partially finished, giving you room to expand. You will enjoy the A/C during the summer months! Outside, enjoy a fully fenced and private yard with low-maintenance vinyl fencing, stamped concrete, and a lovely deck for entertaining. An attached heated double garage and additional RV parking make this home an exceptional find.