



**2612 62 Street  
Camrose, Alberta**

**MLS # A2289461**



**\$629,000**

<b>Division:</b>	Valleyview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,942 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Stone, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-

**Features:** Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** air conditioner, dishwasher, microwave, refrigerator, stove, washer, dryer, window coverings,

Perfectly positioned in the Valleyview community, this exceptional 2-storey home offers the ideal balance of modern comfort and family-friendly design. Built in 2018 and offering 1,942 square feet of thoughtfully planned living space, it is sure to impress from the moment you arrive. Step inside and discover a home designed for both connection and comfort. The stunning kitchen is as functional as it is beautiful, featuring granite countertops, stainless steel appliances with a new stove and microwave, and a convenient walk-through pantry that makes busy days effortless. The layout flows seamlessly into the spacious living room, creating a warm and inviting atmosphere for entertaining guests or enjoying quiet evenings at home. Rich hardwood and tile flooring add timeless elegance throughout the main level. Main floor laundry with direct access to the heated 26' x 26' oversized garage adds everyday convenience. Off the kitchen you will find a maintenance-free deck, perfect for summer barbecues or morning coffee. A stylish 2-piece powder room completes the main floor. Upstairs, a versatile bonus family room provides the perfect space for movie nights, a children's play area, or a relaxing retreat at the end of the day. Two generous bedrooms and a 4-piece bathroom offer plenty of room for family or guests. The spacious primary suite feels like a private sanctuary, featuring a gorgeous en-suite with a walk-in shower, double sinks, and a well-appointed walk-in closet. The basement is open and ready for your vision, whether that includes a home gym, an additional bedroom, or the ultimate recreation space. Outside, the fully fenced backyard offers privacy and low-maintenance living. There is additional space (16 x 26) ideal for hobbies, a yoga studio, or extra storage, along with some RV parking at the rear. With gemstone lighting, central air

conditioning, and a prime location across from a park and walking trails, plus close proximity to west-end shopping and the new high school, this home truly offers the perfect blend of craftsmanship, functionality, and lifestyle. This is more than a home. It is where lasting memories are made.