



**2605 57 Street
Camrose, Alberta**

MLS # A2297969



\$745,000

Division:	Valleyview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,204 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air

Water: -

Floors: Carpet, Vinyl, Wood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Mixed

Zoning: R1

Foundation: Poured Concrete

Utilities: -

Features: Jetted Tub, Kitchen Island, Pantry, Storage, Sump Pump(s), Vinyl Windows

Inclusions: Fridge, Stove, Dishwasher, Washer, Gas Dryer, Window Covers, Shed

Welcome to this stunning 2,200 sq ft home located in the highly desirable neighborhood of Valleyview. With a heated triple car garage featuring epoxy floors, ample parking, and a fully fenced yard, this property is ideal for families and entertainers alike. Inside, you'll love the open-concept main floor with a spacious living area that is kept cozy by your gas fireplace. Kitchen features granite countertops, upgraded stainless steel appliances, a new gas stove and dishwasher (2023), plus a handy baking nook. The formal dining area is perfect for hosting holiday dinners and celebrations. Main floor laundry and a convenient walk-through pantry add everyday ease. Upstairs, the bonus room offers bright, versatile living space - you will also find your second gas fireplace there. The primary bedroom is impressively spacious and includes a walk-in closet and a private barn-door entrance to a luxurious en suite, complete with his & her sinks, a massive soaker jet tub, walk-in shower, and water closet. Two more bedrooms and a full 4-piece bathroom complete the upper level. The fully finished basement offers even more room with two additional bedrooms, another full bathroom, a generous rumpus room, and extra storage. Tankless hot water on demand as well. Step onto the recently expanded back deck, complete with aluminum railing, a gazebo, and a natural gas BBQ hookup—a perfect setup for summer gatherings. All this, just one block from the park, walking trails, and Camrose's beautiful valley. Valleyview is known for its family-friendly atmosphere and wonderful community spirit—this is a place you'll truly want to call home.