



**5606 28A Avenue
Camrose, Alberta**

MLS # A2143725



\$549,000

Division:	Valleyview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,578 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, Shed, Window Coverings, Garage Door Opener with Remotes, Hot Tub, Pergola, Kids Playset, Trampoline

Welcome to your dream home nestled in the coveted Valleyview neighborhood, perfectly situated in a private cul-de-sac. This beautiful 2-story residence offers an unparalleled blend of location, space, and outdoor oasis. Location: Ideally positioned just steps away from the community park, trail system, and elementary school, this home boasts convenience and a family-friendly environment that is second to none. Exterior Features: Situated on an impressive lot backing onto a berm, privacy abounds with no backyard neighbors. The landscaped yard is a gardener's delight, featuring strategically planted trees creating a private oasis. Enjoy multiple entertainment areas including raised garden boxes, berry patches, and a sprawling deck designed for hosting with a sunken hot tub, pergola, and built-in BBQ area. A dog run, shed, and additional play space complete this outdoor haven. Parking and Garage: Ample parking is available with space for any size RV, complemented by a driveway accommodating three cars. The oversized attached 24x26 garage provides plenty of room for vehicles and storage. Interior Highlights: Upon entering, be greeted by a grand staircase leading to the upper level, adorned with high ceilings and abundant natural light throughout the main floor. The thoughtfully designed floor plan includes a spacious kitchen, living room, and dining area with direct access to the expansive deck. A convenient 2-piece bathroom and large laundry/mudroom with garage access complete the main level. Upper Level: Upstairs, you'll find three generously sized bedrooms, including the primary suite featuring double closets and an impressive walk-through closet leading to a full ensuite bathroom. No wasted space here, just efficient design tailored for comfort and convenience. Basement Retreat: The fully developed basement adds another dimension to this remarkable home,

offering a fourth bedroom with a large walk-in closet, a well-appointed 4-piece bathroom, and a spacious family room highlighted by a built-in fireplace and bookshelves. An office/craft nook and additional storage space ensure every need is met. Perfect for Families: Ideal for a growing family, this home combines practicality with luxury, providing ample space for both everyday living and entertaining. Opportunity Knocks: With the sellers relocating, seize the chance to make this property your own. Discover why this home has been cherished and loved and envision the memories waiting to be made. Don't miss out on this exceptional opportunity to own a piece of Valleyview paradise.