



**5615 23 Avenue
Camrose, Alberta**

MLS # A2144899



\$649,000

Division:	Valleyview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,532 sq.ft.	Age:	2010 (14 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Gazebo, Front Yard, Low Maintenance Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener with Remotes, Hot Tub & Gazebo

Welcome to this impeccable, quality-built bungalow in Valleyview. This executive style home is a Battle River Home showcasing exceptional craftsmanship. The open floor plan features a cozy fireplace, maple cabinets, granite countertops, 10' coffered ceilings, and beautiful hardwood flooring, creating a warm and inviting atmosphere. The dining area offers access to a maintenance-free covered deck, perfect for relaxation. The spacious primary bedroom includes a walk-in closet and a luxurious 5-piece en-suite bathroom. Two additional generously sized bedrooms, a 4-piece bath, and a well-appointed laundry room complete the main floor. The layout allows for accessibility with easy access to all rooms, no long narrow hallways in this well designed home. The fully finished basement boasts in-floor heating and 9' ceilings, offering an expansive family room, another 4-piece bath, and two large bedrooms. A sizable storage room with plenty of shelving ensures ample space for belongings. Plenty of room for a wet bar or even a full kitchen downstairs. The over-sized heated garage features a floor drain, hot and cold water, and includes an RV option beside it. Outside, the professionally landscaped yard is highlighted by a welcoming front porch and covered back deck with recent backyard enhancements, including a lower poured patio and a gazebo housing a hot tub (2022). Located steps from the Valleyview trails and a community park, this home offers an outstanding location for outdoor enthusiasts and those looking for that perfect location in Camrose to call Home!