



**5609 28 Avenue  
Camrose, Alberta**

**MLS # A2146684**



**\$699,900**

<b>Division:</b>	Valleyview_CAMR		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,344 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Concrete Driveway, Enclosed, Garage Door Opener		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Corner Lot, Dog Run Fenced In, Fruit Trees/Shrub(s), Landscaped, See Remarks		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	25
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, See Remarks, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** TV & wall mount on main floor, garage cabinets

Check out this 4-bedroom modified bi-level with a newly updated attached heated OVERSIZED TRIPLE garage with hot/cold water, floor drain, & new cabinets. It's deep enough to accommodate a full-size crew-cab truck, PLUS in the backyard, there is an additional heated 22x22 detached shop (12'x9' overhead door) with floor drain AND gated 50' RV parking, RV plug a large shed with yard space to spare! Imagine room for all of your vehicles AND your toys plus both garages have 220V power! Located in the sought-after community of Valleyview, across the street from a park/playground, school bus stop, and just a block from the Stoney Creek Valley trail system where outdoor enthusiasts of all skill levels will enjoy paved walking & cycling trails, X-country ski trails, & Camrose Mountain Bike Trail system leading to Happy Valley (privately owned themed hiking area), and off-leash trails for walking your dog, your family is going to love living here! Open concept kitchen/dining & living space with a wood burning fireplace, 10' ceilings, recently painted, large island with storage and power, and brand new stainless kitchen appliances. 3 bedrooms up with newer carpet, and 2 full baths, check out the extra closet in the primary bedroom with a laundry chute! The lower level has 9' ceilings, hosts a 4th bedroom, 3 pc bath, laundry room with brand new washer/dryer & understairs storage as well as a massive living room filled with natural light. An ICF foundation paired with in-floor heat makes this level cozy all winter long! Other features of this home are: Central A/C, newer shingles, 14'x17' stone patio area off the back of the garage, a large covered composite deck with glass railing off the kitchen with gas hookup for BBQ, tankless hot water on demand, updated lighting, new toilets, basement living room is wired for surround

sound. This home is perfect for a growing family with toys or someone downsizing from an acreage that isn't ready to downsize their belongings- plenty of storage here plus the yard offers great space for your pets and children to play. This quiet neighborhood has wide streets lined with mature trees. Parking is never an issue with the oversized driveway, side lane for RV access, and street parking.