



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**2517 65 Street
Camrose, Alberta**

MLS # A2188060

\$712,162



Division:	Valleyview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,450 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Central Vac and attachments, Garage Door Opener plus controls

Brand New Build from Battle River Homes! Beautiful location in Valleyview West - close to a new high school, parks and walking trails. Quality Built and Expertly Finished - 1450sqft with a Fully Finished Basement. ICF Foundation, AC, triple pane windows, Infloor heat in basement, Main Floor Laundry, Fireplace, Quartz counters, Hardi Exterior and a fully finished 23x26 Attached Garage with epoxy flooring and a floor drain. Brand new floorplan with 9ft ceilings throughout the main level, 10ft coffered ceilings in living, beautiful engineered hardwood and tile floors plus bright windows throughout. Gorgeous kitchen has Quartz counters, central eating bar, white maple cabinetry to the ceiling with glass door accents and a handy walk through pantry with access to the back entry and laundry area. Exceptional Primary Bedroom sees a private 4pc ensuite bathroom with dual sinks, quartz counters, fully tiled shower and a huge walk-in closet. Main floor rounds out with a 2nd bedroom, 4pc bath and a laundry area off the back entry complete with a wash sink and upper cabinets. Basement is Fully Finished with 9ft ceilings, infloor heat, huge 25ft long living room with future bar rough-in, 4pc bathroom, great storage options and 2 bedrooms - each with Walk-in Closets! Retreat to the covered no maintenance 12x12 deck with full yard. Quality and Craftsmanship - Welcome Home. *Pictures are from a previously built home*