

# \$699,900 - 2706 63 Street, Camrose

MLS® #A2207058

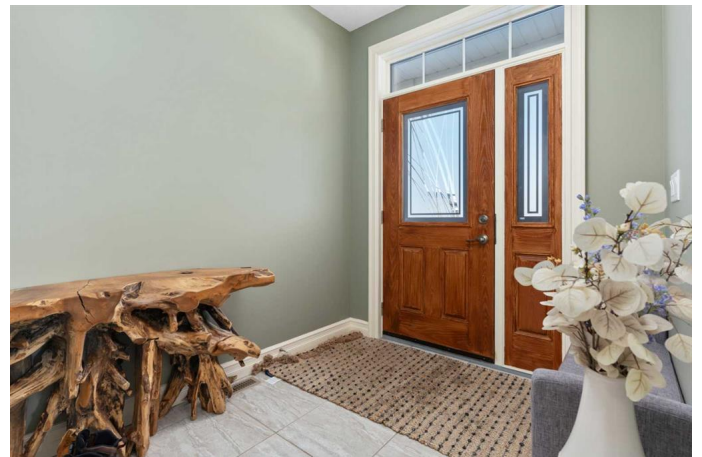
**\$699,900**

4 Bedroom, 4.00 Bathroom, 2,266 sqft

Residential on 0.15 Acres

Valleyview, Camrose, Alberta

IMAGINE! 2,264 sq ft of living space, tons of light, 4 bedrooms, 5 piece bathrooms all in an open floor plan with a Mancave garage! As you walk into this immaculately cared for home you will love a entrance large enough for everyone to come inside and remove coats and shoes. Just off the entrance is a large office with a large window or lots of natural light. As you walk into the kitchen the first things you notice is that it's BRIGHT! Lots of windows and HIGH vaulted ceilings make this an inviting space complete with a LARGE island, gas stove and bar fridge. You will LOVE THE WALK-IN PANTRY!! The dining area has lots of room. It opens up to the living room complete with a gas fire place. The master bedroom is your own oasis as it has 5 piece ensuite with a steam shower plus there's a walk-in closet. Heading upstairs, a HUGE family room with a sink and space for snacks awaits. There are 3 bedrooms on this floor and ANOTHER 5 piece bathroom for everyone to get ready without fighting for space! Downstairs is a dedicated THEATRE ROOM complete with a sink and snack area for convenience. There is a recreation room, 3 piece bath and another bedroom on this level. The garage! in floor heat and an epoxy floor enables this to be the MANCAVE you've always wanted!! Outside is large covered deck with a built in flower box to entertain guests. Even the garden shed has power! You will not be disappointed with the added details this home has to offer for a growing family.



WELCOME HOME!!

Built in 2016

### Essential Information

MLS® #	A2207058
Price	\$699,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,266
Acres	0.15
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	2706 63 Street
Subdivision	Valleyview
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 5J7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Gas Cooktop, Microwave Hood Fan, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Wood Frame
Foundation	ICF Block

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	17
Zoning	R1

### **Listing Details**

Listing Office	Central Agencies Realty Inc.
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