

\$285,000 - 2407a Valleyview Drive, Camrose

MLS® #A2212837

\$285,000

3 Bedroom, 4.00 Bathroom, 1,299 sqft

Residential on 0.00 Acres

Valleyview, Camrose, Alberta

Welcome to Valleyview sub-division, and this 3 bedroom, 3.5 bath "end-unit" townhouse!

You'll love the proximity to the miles and miles of walking trails in the valley ... plus the view of the man-made lake across the road. You'll find ample space and an "open concept" on the main level. The living room offers a cozy gas fireplace, there's the kitchen & eating area (overlooking the back yard) and a 2pc. powder room. You're sure to appreciate the hardwood flooring and granite countertops as well. The upper level offers a primary bedroom (with walk-in-closet & a view of the lake/sunsets), 4 pc. ensuite, another HUGE bedroom and the main washroom. p.s. the main washroom also acts as an ensuite to this 2nd bedroom. The basement has a bedroom (complete with a walk-in-closet), a small family room, a 3 pc. washroom ... and the laundry room. Upgrades include: 2018: hot water tank, 2019: new furnace, 2015: basement development, 2020: fresh paint on main & upper levels. If you head out your back door, you'll find a small deck area where you can look over the backyard and access your detached garage.

Built in 2008

Essential Information

MLS® # A2212837

Price \$285,000

Bedrooms 3



| | |
|----------------|---------------|
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,299 |
| Acres | 0.00 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 2407a Valleyview Drive |
| Subdivision | Valleyview |
| City | Camrose |
| County | Camrose |
| Province | Alberta |
| Postal Code | T4V 1V6 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s) |
| Appliances | See Remarks |
| Heating | Forced Air, Natural Gas, Fireplace(s) |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Views |

| | |
|--------------|-----------------|
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 22nd, 2025 |
| Days on Market | 5 |
| Zoning | R3 |
| HOA Fees Freq. | MON |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Edmonton) Ltd. |
|----------------|------------------------------------|

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