

# \$277,000 - 2413b Valleyview Drive, Camrose

MLS® #A2219340

**\$277,000**

3 Bedroom, 4.00 Bathroom, 1,248 sqft

Residential on 0.00 Acres

Valleyview, Camrose, Alberta

Welcome to Carefree Condo Living in one of the Nicest Locations in Camrose ... close to miles and miles of trails! This Valleyview home offers a cozy gas fireplace in the living room, spacious kitchen with island, pantry and view out to the back deck & yard and a 2 pc. powder room that completes the main level. From here you can head upstairs to the 3 bedrooms where you'll discover a lovely view over the man-made lake (a great view to wake up to each morning) as well as 2 - 4 pc. washrooms. p.s. the primary bedroom boasts lots of closet space. The basement is unique in that it not only offers another 4 pc. washroom, but a kitchenette, family room, laundry room and storage under the stairs. There's a 20'x21' garage ... as well as you can enjoy sitting on your back deck or puttering in the small back yard. Like we mentioned earlier, this home is close to trails through the valley, as well as across from the man-made lake.

Built in 2006

## Essential Information

MLS® #	A2219340
Price	\$277,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1



Square Footage	1,248
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	2413b 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	Kitchen Island, Vinyl Windows
Appliances	See Remarks
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	4
Zoning	R3
HOA Fees Freq.	MON

**Listing Details**

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