

# \$689,000 - 2612 62 Street, Camrose

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MLS® #A2221496

**\$689,000**

3 Bedroom, 3.00 Bathroom, 1,846 sqft

Residential on 0.19 Acres

Valleyview, Camrose, Alberta

Welcome to this beautifully crafted 3 bedroom 2.5 bath home nestled in the highly sought after Valleyview west community. This home featuring gemstone lights is in perfect view of the playground, lake, and walking paths and just steps away from the brand new high school- a dream location for families. Step inside to discover quality craftsmanship throughout featuring granite countertops brand new stove and microwave, and massive walk thru pantry- perfect for all your storage needs. The main floor also includes convenient main floor laundry. Upstairs unwind in the bonus room while taking in stunning views, or retreat to the primary suite, complete with a walk-in closet and ensuite with glass walk-in shower. Enjoy the oversized attached garage with floor drain, water taps and added bonus of paved back alley. The unfinished ICF basement offers endless possibilities to customize the space to your needs. Relax outdoors in the low maintenance backyard and don't miss the incredible "Cave" in the back- perfect for hobbies, storage, or entertaining. Don't forget about the RV parking space at rear. This home truly has it all- style, space, and views with incredible location. Don't miss the opportunity to make it yours!

Built in 2018

## Essential Information

MLS® #

A2221496



|                |             |
|----------------|-------------|
| Price          | \$689,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,846       |
| Acres          | 0.19        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2612 62 Street |
| Subdivision | Valleyview     |
| City        | Camrose        |
| County      | Camrose        |
| Province    | Alberta        |
| Postal Code | T4V5J5         |

### Amenities

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

### Interior

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Pantry, Closet Organizers, Central Vacuum, Double Vanity, Granite Counters, Vinyl Windows, Kitchen Island, See Remarks, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s) |
| Appliances        | Dishwasher, Window Coverings, Central Air Conditioner, Garage Control(s), Microwave, Refrigerator, Stove(s), Tankless Water Heater, Washer/Dryer                                                      |
| Heating           | Forced Air                                                                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                                                                                      |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Other, Playground, Storage                                                      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, Private, See Remarks |
| Roof              | Asphalt Shingle                                                                               |
| Construction      | Vinyl Siding                                                                                  |
| Foundation        | ICF Block                                                                                     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 112             |
| Zoning         | R1              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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