

\$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	12
Zoning	R3
HOA Fees Freq.	MON

Listing Details

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