

\$712,162 - 2517 65 Street, Camrose

MLS® #A2188060

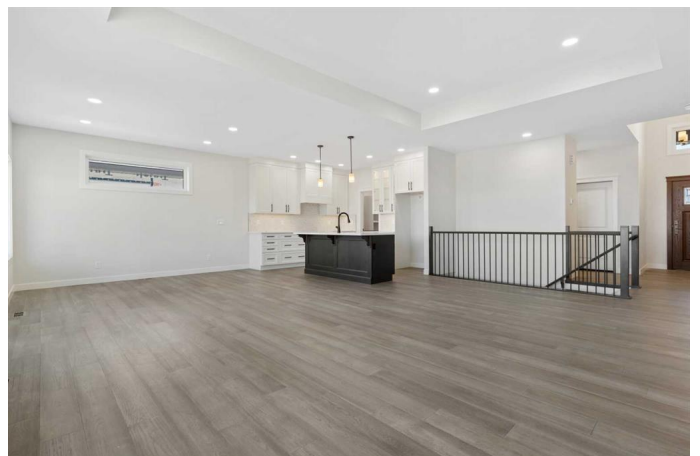
\$712,162

4 Bedroom, 3.00 Bathroom, 1,450 sqft

Residential on 0.13 Acres

Valleyview, Camrose, Alberta

Brand New Build from Battle River Homes!
Beautiful location in Valleyview West - close to a new high school, parks and walking trails. Quality Built and Expertly Finished - 1450sqft with a Fully Finished Basement. ICF Foundation, AC, triple pane windows, Infloor heat in basement, Main Floor Laundry, Fireplace, Quartz counters, Hardi Exterior and a fully finished 23x26 Attached Garage with epoxy flooring and a floor drain. Brand new floorplan with 9ft ceilings throughout the main level, 10ft coffered ceilings in living, beautiful engineered hardwood and tile floors plus bright windows throughout. Gorgeous kitchen has Quartz counters, central eating bar, white maple cabinetry to the ceiling with glass door accents and a handy walk through pantry with access to the back entry and laundry area. Exceptional Primary Bedroom sees a private 4pc ensuite bathroom with dual sinks, quartz counters, fully tiled shower and a huge walk-in closet. Main floor rounds out with a 2nd bedroom, 4pc bath and a laundry area off the back entry complete with a wash sink and upper cabinets. Basement is Fully Finished with 9ft ceilings, infloor heat, huge 25ft long living room with future bar rough-in, 4pc bathroom, great storage options and 2 bedrooms - each with Walk-in Closets! Retreat to the covered no maintenance 12x12 deck with full yard. Quality and Craftsmanship - Welcome Home. *Pictures are from a previously built home*



Built in 2025

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2188060 |
| Price | \$712,162 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,450 |
| Acres | 0.13 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 2517 65 Street |
| Subdivision | Valleyview |
| City | Camrose |
| County | Camrose |
| Province | Alberta |
| Postal Code | T4V5J6 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Central Vacuum, Vinyl Windows, Kitchen Island, Open Floorplan, Walk-In Closet(s) |
| Appliances | See Remarks |
| Heating | Forced Air, High Efficiency |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric, Mantle, Stone |
| Has Basement | Yes |

| | |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

Exterior

| | |
|-------------------|---|
| Exterior Features | None |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board, ICFs (Insulated Concrete Forms), Wood Frame |
| Foundation | ICF Block |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 15th, 2025 |
| Days on Market | 199 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | Central Agencies Realty Inc. |
|----------------|------------------------------|

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