

# \$712,162 - 2517 65 Street, Camrose

MLS® #A2188060

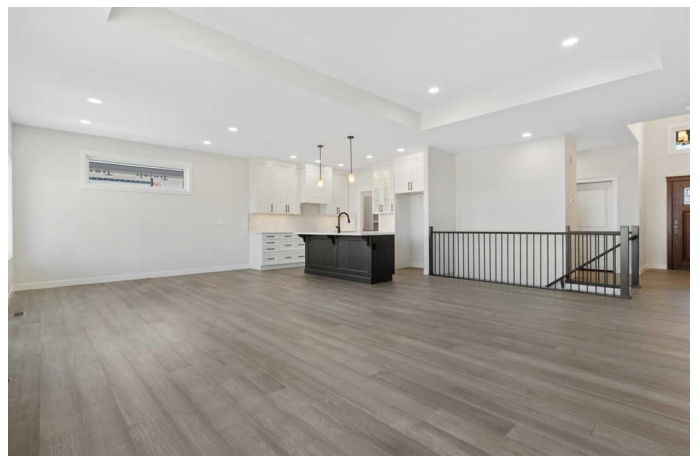
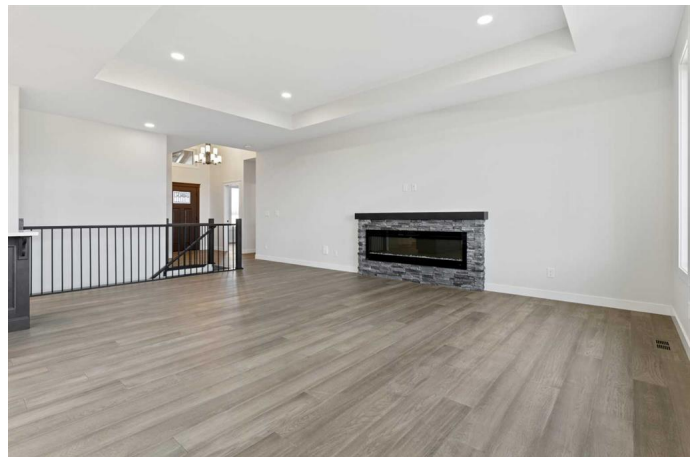
**\$712,162**

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	190
Zoning	R1

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.