

2403B Valleyview Drive  
Camrose, Alberta

MLS # A2165858



## \$279,000

<b>Division:</b>	Valleyview		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,229 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 400
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	35
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, See Remarks		

**Inclusions:** n/a

This remarkable 2-storey condo unit offers an inviting and spacious open concept design with ample space for comfortable living. Located in Valleyview Subdivision and directly across from Valleyview lake, the valley and walking trails. Well cared for, this residence displays a warm and welcoming ambiance with beautiful flooring throughout the main floor. Boasting three good sized bedrooms and 2 full baths on the upper level. The main level has a living room with a cozy gas fireplace, kitchen with handy island, cherry oak cabinetry and stainless appliances. A 2-pc bathroom completes the main level. Off the kitchen is a deck overlooking the landscaped and fenced yard. The double car garage ensures convenience and security for your vehicles. Easy Maintenance Free Living doesn't get much better then this!