

# \$724,900 - 2506 62 Street, Camrose

MLS® #A2190156

## \$724,900

4 Bedroom, 3.00 Bathroom, 1,562 sqft

Residential on 0.17 Acres

Valleyview, Camrose, Alberta

The latest 2025 Katterra Contracting Show Home is under construction but near completionâ€”meticulously crafted with zero step entry from the garage right into the house. This innovative 4-bedroom, 3-bathroom 1,562 sq. ft plan was designed for this specific lot-the largest lot available in all of Valleyview. Upon entry, you'll immediately notice every detail has been carefully selected to enhance both functionality and luxury. From the spacious front foyer with soaring ceilings to the seamless flow of the open-concept living and dining area. Natural light pours in from every direction, creating a bright, welcoming atmosphere throughout. The chef-inspired kitchen is the heart of this home, featuring a massive island, quartz countertops, and a built-in coffee bar that elevates the space to a new level of sophistication. With ample storage, a solar tube for extra natural light, and a layout designed for easy entertaining, this kitchen is as beautiful as it is practical. Adjacent to the kitchen, the large mudroom offers convenience and organization, featuring a designated space for coats, bags, and shoes, along with a laundry area complete with counter space for folding, storage, and hanging garments. The attached heated triple-car garage is finished to perfection, including floor drains, water, LED lighting, and an oversized 18x8 overhead door, making it a functional and stylish extension of your home. The covered deck is ideally located off the kitchen, a convenient space for the family



BBQ's, or sipping coffee while watching the kids play.

The main floor features a luxurious primary bedroom with a spa-inspired ensuite, complete with a walk-in tiled shower, double sinks, and quartz countertops. A well-appointed main bathroom and an additional bedroom complete the main level, offering ample space and comfort.

This home provides flexible living options, with a basement currently in construction that offers two options: finish it as a fully finished living space with two additional bedrooms, a wet bar, a 3-piece bathroom, and a large recreation room – or another option that includes 1 bedroom, kitchen, bath, rec room and a completely separate entrance. This custom design also allows for a portion of the basement to remain connected to the main floor, providing the ideal space for entertaining and guests. The large, strategically placed windows create a bright and airy feel, making the basement feel like an integral part of the home. Features like hydronic heat give you comfort year round.

Located just steps away & a view of Valleyview Pond, this home offers easy access to year-round outdoor activities, including skating, walking trails, and miles of scenic paths that meander throughout the city. This exceptional property not only provides a sophisticated living space but a lifestyle of convenience and luxury.

See firsthand why Katterra’s motto of “better built homes” stands true – this is more than just a home; it’s a statement.

Built in 2024

**Essential Information**

MLS® #	A2190156
Price	\$724,900
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	1,562
Acres	0.17
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2506 62 Street
Subdivision	Valleyview
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 5J8

### Amenities

Parking Spaces	5
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Wet Bar, Solar Tube(s)
Appliances	Garage Control(s)
Heating	In Floor, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame
Foundation	ICF Block

## **Additional Information**

Date Listed	January 25th, 2025
Days on Market	146
Zoning	R1

## **Listing Details**

Listing Office	Coldwell Banker Ontrack Realty
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