

# \$295,000 - 2511 Valleyview Drive, Camrose

MLS® #A2245323

**\$295,000**

3 Bedroom, 3.00 Bathroom, 1,124 sqft

Residential on 0.07 Acres

Valleyview, Camrose, Alberta

Excellent Duplex in the Beautiful Valleyview Subdivision. Wow, excellent value with exceptional location and lifestyle! Located close to parks, lake and valley walking trails. Both sides are available! Impressive and very well maintained 3 bedroom, 3 bathroom two storey design with an open floor plan and lots of bright windows. Featuring a large front veranda, a lovely living room area with cozy gas fireplace, spacious dinette and excellent kitchen with lots of white cabinetry, upright pantry plus a generous back entry with 2pc bath. Upper level offers a spacious primary bedroom with 2 closets and a 3pc Ensuite. Two additional bedrooms and 4pc bathroom. Basement is open for your personal touch and a finished laundry room. Yard is landscaped with single garage, paved alley access, RV/extra parking and more! A great starter or investment property. You will love the location and lifestyle!

Built in 2006

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2245323  |
| Price          | \$295,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,124     |



|            |                        |
|------------|------------------------|
| Acres      | 0.07                   |
| Year Built | 2006                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 2511 Valleyview Drive |
| Subdivision | Valleyview            |
| City        | Camrose               |
| County      | Camrose               |
| Province    | Alberta               |
| Postal Code | T4V1V6                |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### **Interior**

|                   |                          |
|-------------------|--------------------------|
| Interior Features | Vinyl Windows            |
| Appliances        | See Remarks              |
| Heating           | Forced Air               |
| Cooling           | None                     |
| Fireplace         | Yes                      |
| # of Fireplaces   | 1                        |
| Fireplaces        | Gas                      |
| Has Basement      | Yes                      |
| Basement          | Full, Partially Finished |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | None                  |
| Lot Description   | Back Lane, Landscaped |
| Roof              | Asphalt Shingle       |
| Construction      | Vinyl Siding          |
| Foundation        | Poured Concrete       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 6                |
| Zoning         | R2               |

**Listing Details**

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

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