

# \$299,900 - 2411b Valleyview Drive Drive, Camrose

MLS® #A2255720

**\$299,900**

4 Bedroom, 4.00 Bathroom, 1,252 sqft

Residential on 0.00 Acres

Valleyview, Camrose, Alberta

Welcome to this beautifully maintained 4-bedroom, 4-bath townhouse that blends comfort, functionality, and thoughtful upgrades throughout. Step inside to an inviting open-concept main floor featuring a bright kitchen with stylish cupboards, updated countertops, and durable lino flooring, seamlessly flowing into the cozy living room with a gas fireplace and warm laminate floors. From the kitchen, enjoy easy access to the 12' x 7' rear deck—perfect for morning coffee or summer BBQs.

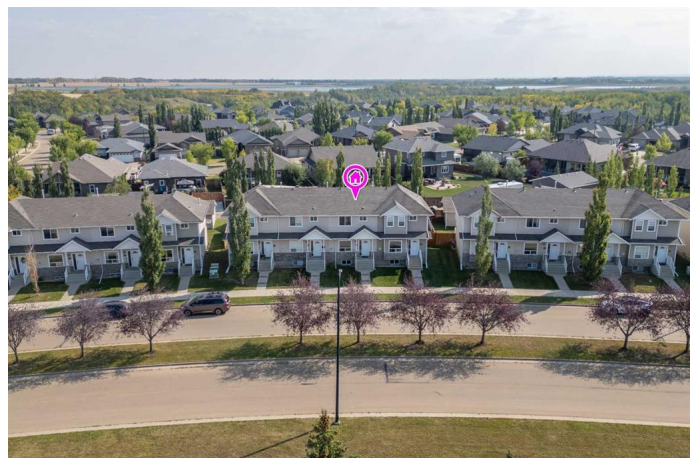
Upstairs, you'll find three spacious bedrooms and a full bathroom, with laminate flooring extending through the bedrooms, hallways, and stairs for a clean, modern feel. The fully finished basement adds valuable living space with a large bedroom complete with its own private bath, as well as a dedicated laundry room. Outside, the fenced backyard offers privacy and a great space for entertaining, while the oversized garage with rear alley access and additional street parking ensures convenience. Located close to walking trails, a new school, and a variety of amenities, this home is ideal for families or anyone seeking low-maintenance living in a fantastic neighborhood.

Built in 2008

## Essential Information

MLS® #

A2255720



|                |               |
|----------------|---------------|
| Price          | \$299,900     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,252         |
| Acres          | 0.00          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2411b Valleyview Drive Drive |
| Subdivision | Valleyview                   |
| City        | Camrose                      |
| County      | Camrose                      |
| Province    | Alberta                      |
| Postal Code | T4V 1V6                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Snow Removal           |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Laminate Counters                                          |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Gas, Living Room, Tile                                                                        |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | None                                                       |
| Lot Description   | Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped |
| Roof              | Asphalt Shingle                                            |
| Construction      | Wood Frame                                                 |
| Foundation        | Poured Concrete                                            |

### **Additional Information**

|             |                      |
|-------------|----------------------|
| Date Listed | September 17th, 2025 |
| Zoning      | R2                   |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Edmonton) Ltd. |
|----------------|------------------------------------|

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