

# \$1,375,000 - 5507 28 Avenue, Camrose

MLS® #A2200281

**\$1,375,000**

4 Bedroom, 3.00 Bathroom, 1,916 sqft

Residential on 0.23 Acres

Valleyview, Camrose, Alberta

AN ABSOLUTE GEM!! GORGEOUS WALK OUT BASEMENT, PARKLIKE SETTING BACKING A GREEN BELT - IT'S BETTER THAN NEW! Every detail in this Custom Built Home has been meticulously crafted with super quality. Incredible Curb Appeal, Beautifully Landscaped and Finished with Quality throughout. Stunning Foyer, solid oak doors/trims, crown mouldings/bordering, arches, columns and exceptional plumbing and lighting finishes. This Custom Built 1916 sqft Bungalow is in a league of its own and it shows. Open design with tile flooring throughout, bright windows with views, high ceilings, custom blinds and floor vents. Incredible Gourmet Kitchen with waterfall granite counters, Cherry Cabinetry, Huge Island, breakfast bar, pantry, full extension drawers and premium appliances. Stunning views from the Dinette with access out to a huge no maintenance, partially covered deck. Wonderful living room with majestic custom built fireplace. Spacious Master Bedroom, Luxurious 5pc ensuite - soothing spa tub, 6ft full tile shower w/ body sprays, granite counters, custom vanity and walk-in closet with built-in storage. Large Private den and superb main floor laundry room with exceptional cabinetry and flush mount sink design. Excellent ICF Walk out basement design with cozy infloor heating, tons of windows and easy access outdoors to the fully covered concrete patio. Huge Family room with custom built-ins and gas fireplace, a flex area, 2 huge



bedrooms, kitchenette, 4pc bathroom with full tile shower and tub, cold storage and a utility room. Fully air-conditioned. Excellent 27x26 heated garage with built-in storage, utility sink and completely finished. RV parking with sani dump. Well planned and thoughtfully manicured yard with sprinklers, underground power outlets, raised garden bed and 9x11 shed with power and finished to match the home. Quality Craftsmen Built, Luxuriously Finished and the Most Perfect Location. You'll love it!

Built in 2009

### **Essential Information**

MLS® #	A2200281
Price	\$1,375,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,916
Acres	0.23
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5507 28 Avenue
Subdivision	Valleyview
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 4A3

### **Amenities**

Parking Spaces	2
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Parking	Double Garage Attached, Heated Garage, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Bar, Central Vacuum, Crown Molding, Granite Counters, High Ceilings, Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	High Efficiency, In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Backs on to Park/Green Space, Garden, Greenbelt, Landscaped, Private, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

## Additional Information

Date Listed	March 7th, 2025
Days on Market	76
Zoning	R1

## Listing Details

Listing Office	Central Agencies Realty Inc.
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