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

MLS® #A2190156

## \$724,900

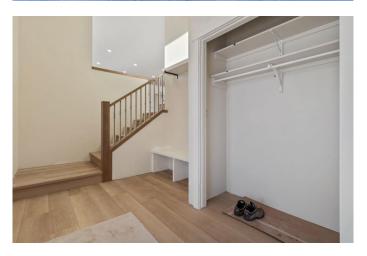
4 Bedroom, 3.00 Bathroom, 1,562 sqft Residential on 0.17 Acres

Valleyview, Camrose, Alberta

The latest 2025 Katerra 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 â€" 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 Katerra'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

Square Footage 1,562

3

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, Open Floorplan, Vinyl Windows,

Kitchen Island, Solar Tube(s), Sump Pump(s), Tankless Hot Water, Wet

Bar

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 Vinyl Siding, Wood Frame, ICFs (Insulated Concrete Forms)

Foundation ICF Block

## **Additional Information**

Date Listed January 25th, 2025

Days on Market 70 Zoning R1

# **Listing Details**

Listing Office Coldwell Banker Ontrack Realty

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