

\$724,900 - 2506 62 Street, Camrose

MLS® #A2190156

\$724,900

4 Bedroom, 3.00 Bathroom, 1,562 sqft

Single Family on 0.17 Acres

Valleyview, Camrose, Alberta

The latest 2025 Katterra Contracting Show Home is complete and avail for immediate possession! 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. The basement is a fully finished living space with two additional bedrooms, a 3-piece bathroom, and a large recreation room. 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. (id:6289)

Built in 2024

Essential Information

Listing #	A2190156
Price	\$724,900
Bedrooms	4
Bathrooms	3.00
Square Footage	1,562
Acres	0.17
Year Built	2024
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2506 62 Street
Subdivision	Valleyview
City	Camrose
Province	Alberta
Postal Code	T4V5J8

Amenities

Amenities	Park, Playground, Schools, Water Nearby
Features	Back lane, Wet bar, PVC window, Closet Organizers
Parking Spaces	5
Parking	Attached Garage
# of Garages	3

Interior

Appliances	Garage door opener
Heating	Forced air, In Floor Heating
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Construction	Wood frame, ICF Block
Foundation	See Remarks

Listing Details

Listing Office	Coldwell Banker OnTrack Realty
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