

# \$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 |
|----------------|---|

|              |                                                          |
|--------------|----------------------------------------------------------|
| 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 | 68              |
| Zoning         | R1              |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.