

# \$714,900 - 2603 63 Street, Camrose

MLS® #A2243511

**\$714,900**

4 Bedroom, 4.00 Bathroom, 1,723 sqft

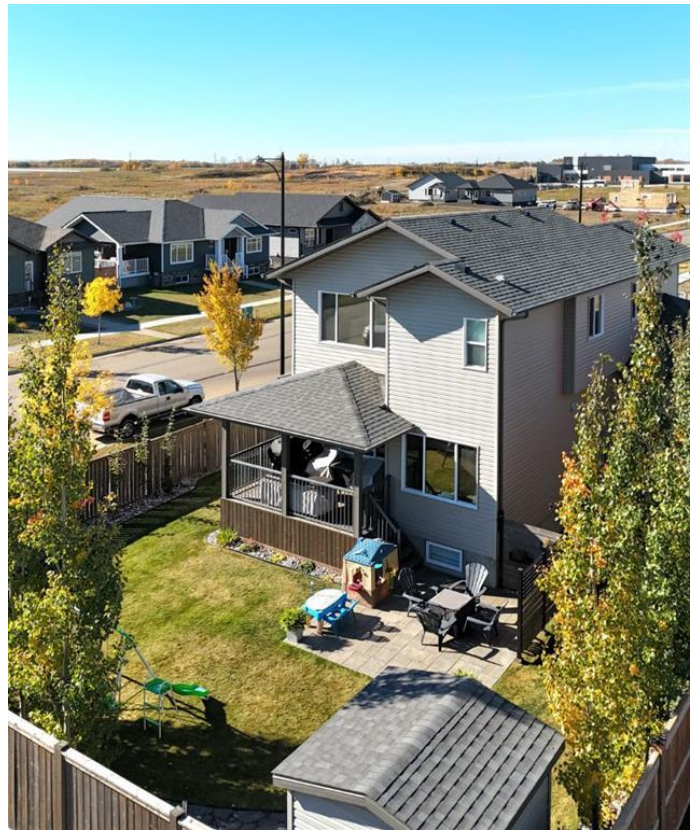
Residential on 0.14 Acres

Valleyview, Camrose, Alberta

Welcome to this exceptional and meticulously cared-for two-storey home, perfectly positioned on a desirable corner lot in the prestigious community of Valleyview West. From the moment you step inside, the attention to detail and pride of ownership is undeniable, this is truly one of the cleanest homes on the market.

Designed with both elegance and functionality in mind, the bright and spacious main floor features a bright entrance with exposed staircase, flowing into an open-concept living, dining, and kitchen area. High-end vinyl plank flooring and a stunning stone-faced fireplace create a warm and inviting atmosphere ideal for family gatherings or entertaining guests. Every view towards the east draws your eye to walls of big bright windows showcasing the perfect backyard, covered deck & lawn as-if it was art. The kitchen boasts white cabinetry, gleaming quartz countertops, upgraded stainless steel appliances, and every mom's dream: a walk thru pantry to the garage which is so helpful after those big shopping trips! The spacious kitchen island is perfect for busy mornings or weekend baking with the kids. From the dining area, step out onto a covered deck overlooking the beautifully fenced, landscaped, low-maintenance backyard complete with a lower patio, shed, and room to run & play.

Thoughtfully designed for modern family life, the main floor also includes a stylish 2-piece bathroom and a large laundry/mudroom with



direct garage access.

Upstairs, you'll find a cozy bonus room ideal for movie nights or bedtime stories, three bedrooms including a serene primary suite with walk-in closet and a spa-inspired ensuite..

An additional 4-piece bathroom serves the remaining bedrooms with ease.

The fully finished basement offers even more living space with a comfortable family room with wet bar, guest bedroom, and full 3-piece bath, all finished to the same exceptional standard as the rest of the home.

Some of the outstanding features include central air conditioning, On-demand hot water, dricore subflooring in the basement, Main floor laundry, Professionally landscaped yard & a Covered deck and patio for year-round outdoor enjoyment

Located just steps from scenic valley views, parks, walking trails, and the new high school, this pristine home offers the perfect blend of executive style and family-friendly comfort.

Built in 2017

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2243511    |
| Price          | \$714,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,723       |
| Acres          | 0.14        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 2603 63 Street |
| Subdivision | Valleyview     |
| City        | Camrose        |
| County      | Camrose        |
| Province    | Alberta        |
| Postal Code | T4V 5J6        |



### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Detached |
| # of Garages   | 3                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar |
| Appliances        | See Remarks  |
| Heating           | Fireplace(s), Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Yard, Front Yard, Landscaped, Back Lane, Corner Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Vinyl Siding                                      |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 77              |
| Zoning         | R2              |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker OnTrack Realty |
|----------------|--------------------------------|

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