



**87 Park Ridge Drive  
Camrose, Alberta**

**MLS # A2320779**



**\$589,900**

<b>Division:</b>	Parkridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,471 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, See Remarks		

<b>Heating:</b>	Boiler, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Wet Bar		

**Inclusions:** Gas BBQ

EXCEPTIONAL Bungalow home located in desirable neighborhood of Parkridge &ndash; Close to Jack Stuart School and walking trails! You will walk in the front foyer and see an open and bright area with vaulted ceilings, an open kitchen, dining and living room area, which drifts onto your maintenance free deck with gas BBQ hookup overlooking a fully landscaped fenced yard. On the main level you will also find a large primary bedroom with two closets and a 5pce ensuite bath, another bedroom, 4pce bathroom and laundry room. The lower level features 2 additional bedrooms, a bathroom, family room, a theatre room perfect for those movie nights and in-floor-heating! To complete this home is an attached oversized double car garage. This home is in the perfect location! Pride in ownership is displayed throughout this family friendly home!