



**GRASSROOTS**  
REALTY GROUP

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23 Park Ridge Drive  
Camrose, Alberta

MLS # A2333255



**\$825,000**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Parkridge                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | 2 Storey                                                                |               |                   |
| <b>Size:</b>     | 2,788 sq.ft.                                                            | <b>Age:</b>   | 2005 (21 yrs old) |
| <b>Beds:</b>     | 4                                                                       | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Triple Garage Attached                                                  |               |                   |
| <b>Lot Size:</b> | 0.26 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, No Back Lane, No Neighbours Be |               |                   |

|                    |                                                 |
|--------------------|-------------------------------------------------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas           |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum, Vinyl Plank         |
| <b>Roof:</b>       | Asphalt Shingle                                 |
| <b>Basement:</b>   | Full                                            |
| <b>Exterior:</b>   | Brick, Vinyl Siding                             |
| <b>Foundation:</b> | Poured Concrete                                 |
| <b>Features:</b>   | Kitchen Island, Sump Pump(s), Walk-In Closet(s) |

|                   |    |
|-------------------|----|
| <b>Water:</b>     | -  |
| <b>Sewer:</b>     | -  |
| <b>Condo Fee:</b> | -  |
| <b>LLD:</b>       | -  |
| <b>Zoning:</b>    | 25 |
| <b>Utilities:</b> | -  |

**Inclusions:** Fridge, Stove, BI Dishwasher, Washer, Dryer, Garage Door Opener & Remote(s), Window Coverings, 3 large vases in Entry, Central Vac & Attachments, Sump Pump, A/C, Sprinkler System, Gemstones, 2 TV's & Brackets, Freezer in Pantry, Bedroom Shelves

Where do we begin! Green space to the back, Green space to the front ... providing SO much privacy! Situated in the sought after Parkridge area, this stunning home offers almost 2800 sq ft for your family's enjoyment PLUS the basement and is steps to the walking paths through the valley system. The main level of the home offers a generous study, living room that has some openness to the eating area and kitchen, handy walk-through pantry (with freezer) laundry, back entry AND 2 pc. powder room. The upper level has 4, YES 4 bedrooms, plus a 5 pc washroom (complete with sun tube) and the primary bedroom has a walk-through closet and 5 pc. ensuite. (both with pocket doors). The basement is an amazing space for entertaining with LOADS of room for games, music, working out, or whatever your family might need. There's an attached heated 3 car garage PLUS RV parking. :-). Now, for the beautiful front and back covered decks, complete with screen doors to the home. However, there's A/C for those super hot days anyway. A few other "extras" are: sprinkler system, BBQ gasline, gemstones at the front of the home. What are you waiting for let's start "Parkridge Living" now!