

# \$568,400 - 71 Park Ridge Drive, Camrose

MLS® #A2215274

## \$568,400

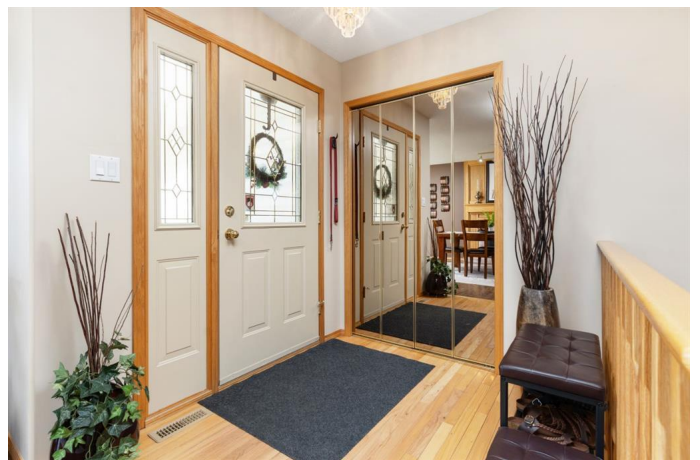
4 Bedroom, 3.00 Bathroom, 1,477 sqft  
Residential on 0.27 Acres

Parkridge, Camrose, Alberta

Welcome to this stunning bungalow in the prestigious Park Ridge neighborhood—a home that truly has it all, from immaculate design to exceptional functionality. From the moment you arrive, the curb appeal speaks for itself with manicured landscaping, underground sprinklers, and RV parking complete with full hookups—perfect for your toys or visiting guests.

Step inside and you'll immediately appreciate the thoughtful layout and incredible natural light, with a clear line of sight straight through from the front windows to the backyard. The first of three beautiful fireplaces greets you in the front room, currently styled as a formal dining space, setting a warm and welcoming tone.

The heart of the home is the brand-new kitchen—a showstopper featuring sleek cabinetry, pot lighting, open shelving, a functional island, and all-new appliances. Adjacent to the kitchen is a secondary dining area with extra built-in storage, seamlessly flowing into a cozy yet bright family room. Here, you'll find walls of windows, a second fireplace, and direct access to a covered deck that's perfect for entertaining or simply enjoying peaceful evenings overlooking the backyard. The main floor offers two well-appointed bedrooms, including a generous primary bedroom with its own luxurious 3-piece ensuite with jetted tub.. A 4-piece bath & convenient main floor laundry just off the



26x26 garage(with hot & cold taps & epoxy floors!) complete the main level.

Downstairs, the fully finished basement offers even more living space with a large rec room with freestanding fireplace, two additional bedrooms, a spacious storage room, and a third bathroom!

This home blends elegance with everyday comfort, and homes like this rarely come available in Park Ridge!

Built in 2000

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2215274    |
| Price          | \$568,400   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,477       |
| Acres          | 0.27        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 71 Park Ridge Drive |
| Subdivision | Parkridge           |
| City        | Camrose             |
| County      | Camrose             |
| Province    | Alberta             |
| Postal Code | T4V 4V2             |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, Kitchen Island, Open Floorplan  |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Fireplace(s), Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 3   |
| Fireplaces        | Basement, Gas, Living Room, Dining Room   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, RV Hookup                                   |
| Lot Description   | Back Yard, Front Yard, Landscaped, Underground Sprinklers |
| Roof              | Asphalt Shingle   |
| Construction      | Brick, Vinyl Siding                                       |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 27th, 2025 |
| Days on Market | 2                |
| Zoning         | rs               |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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