



**GRASSROOTS**  
REALTY GROUP

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**103 Park Ridge Drive  
Camrose, Alberta**

**MLS # A2235238**



**\$475,000**

<b>Division:</b>	Parkridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,402 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Garage Door Opener

Welcome home to this stunning 5-Bedroom Home in Park Ridge! This meticulously maintained home features a beautifully renovated kitchen (2023) with elegant quartz countertops, perfect for cooking and entertaining. Upstairs, you'll find a spacious master suite complete with a walk-in closet and an en-suite bath featuring a relaxing soaker tub. Enjoy direct access to the deck from the master bedroom, ideal for morning coffee or evening sunsets. Two additional bedrooms on this level provide plenty of space for family or guests. The lower level offers a welcoming living area complete with a fireplace for those cold winter months and an extra bonus/games room, perfect for play or relaxation. Downstairs you'll also find two more bedrooms and a bathroom, remodeled in 2019, with heated floors for added comfort. This home boasts a double car attached garage as well as roughed in central vac, ensuring convenience and ease of maintenance. Outside, enjoy a private backyard with maintenance free vinyl fencing, mature trees and a cozy firepit, perfect for summer gatherings. Located in a vibrant community with parks, walking paths, and close proximity to schools, this home is an ideal blend of comfort and lifestyle. Don't miss your chance to make this your family home!