

\$595,000 - 31 Parricus Mead Drive, West Royalty

MLS® #202520061

\$595,000

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

West Royalty, West Royalty, Prince Edward Island

Welcome to 31 Parricus Mead Drive! This exceptional home is located in the highly sought-after West Royalty community, offering the perfect blend of modern living and natural charm. Boasting over 2,800 sq. ft. of living space, this property features 4 spacious bedrooms, 4 full bathrooms, and an attached double heated garage. Main Floor The main floor welcomes you with a bright family room, seamlessly connected to the dining area, which opens onto a backyard deck?perfect for enjoying the beautifully landscaped, private garden, mature trees, and expansive yard. It?s a tranquil setting ideal for outdoor entertaining or evening relaxation under the stars. A generous kitchen is complemented by an adjacent large living room. A full bathroom/laundry room completes this level. Large windows throughout flood the home with natural light, and abundant storage space is available across all levels. Second Floor Upstairs, you'll find a stunning primary suite complete with a private ensuite and walk-in closet. Three additional bright and well-proportioned bedrooms share a full bathroom, making this layout ideal for families. Basement features a spacious family room, a huge entertainment/media room, and another full bathroom?perfect for guests, a home gym, or movie nights. Recent Updates (Last 5 Years) water softener system (2020) ? New refrigerator (2021) ? New sump pump (2022) ? New basement flooring (2022) ? New



front door (2023) New heat pump (2023) ?
New roof (2024) ? New paved driveway (2024)
? New dishwasher (2024) ? Newly
changed fiber-glass oil tank 2025 ? New toilet
in the primary ensuite (2025) ? Full interior
repaint (2025) This home has been
meticulously maintained and thoughtfully
updated?just move in and enjoy! 31 Parricus
Mead Drive is a rare opportunity to enjoy
elegant, city living with the serenity of the
countryside?a true gem that must be seen to
be fully appreciated. All measurements are
approximate and sh (id:6289)

Built in 2004

Essential Information

Listing #	202520061
Price	\$595,000
Bedrooms	4
Bathrooms	4.00
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Freehold

Community Information

Address	31 Parricus Mead Drive
Subdivision	West Royalty
City	West Royalty
Province	Prince Edward Island
Postal Code	C1E2H2

Amenities

Amenities	Golf Course, Park, Playground, Shopping
Features	Treed, Wooded area, Paved driveway, Sump Pump
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Electric, Oil, Pellet, Propane Baseboard heaters, Furnace, Wall Mounted Heat Pump
Cooling	Air exchanger
Fireplace	Yes
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office HOMELIFE P.E.I. REALTY INC.



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Listing information last updated on October 27th, 2025 at 3:01pm PDT