

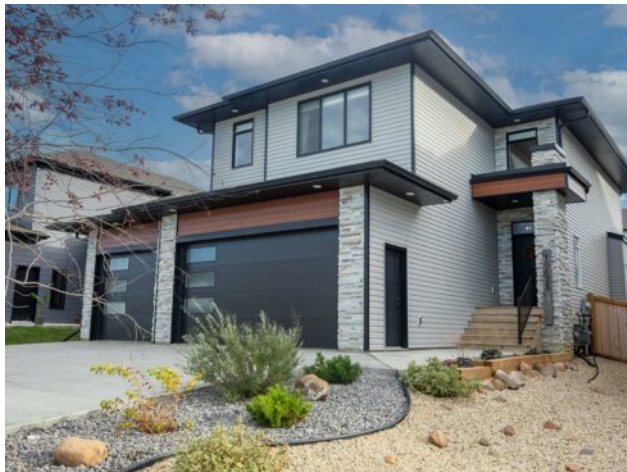


GRASSROOTS
REALTY GROUP

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10625 151 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2215528



\$699,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,008 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	1.44 Acres		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	11-72-6-W6
Exterior:	Stone, Vinyl Siding	Zoning:	RR-2
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Phone
Features:	Jetted Tub, No Animal Home, No Smoking Home		

Inclusions: Bar Fridge in Basement,

FEATURING A RECENT \$15K PRICE DROP!! CHECK OUT THIS ABSOLUTELY MINT, FULLY DEVELOPED 2-STOREY HOME ON A QUIET LOOP IN WHISPERING RIDGE! This home is truly better than new, featuring stunning landscaping, high-end appliances, a fully developed basement, A/C, a two-tier deck, heated triple car garage, and so much more — completely turn-key and ready for you! Built by Harker Homes, this is the modern "Taylor Plan" from their Crosstown Collection — offering over 2,000 sq ft of luxurious, functional living space that will impress at every turn. As you step inside, you're welcomed by a bright and spacious entryway with elegant ceramic tile and engineered hardwood floors. The chef's kitchen is the heart of the home, boasting white soft-close floor-to-ceiling cabinets, a massive breakfast bar/island, quartz countertops, high-end "gun metal" KitchenAid appliances including a gas range, under-cabinet lighting, and a smart hexagon tile backsplash. Upstairs you'll find the primary bedroom oasis - with spa-like bathroom + two large bedrooms, a 2nd full bathroom, a bright laundry room, and a beautiful bonus room. The stunning primary suite feels like a luxury hotel retreat, featuring dual sinks, a freestanding tub, a private tiled shower with tempered glass door, and a large walk-in closet with custom built-ins and a window for natural light. The newly finished basement continues the luxury with brand new in-floor heating under luxury vinyl plank flooring, a newly installed wet bar, electric fireplace, stylish feature wall, a large family area, a high-end bathroom, a bedroom/workout room, and two storage areas. Mechanical highlights include hot water on demand, a high-efficiency furnace, central air conditioning, central vacuum, reverse osmosis, and soft water system. The backyard is beautifully finished with a

custom two-tier deck (complete with gas line for your BBQ) and impeccable landscaping. The large triple car garage is heated and comes with hot and cold taps – perfect for car lovers or hobbyists. This home offers the perfect blend of luxury, functionality, and design, with every amenity you could dream of – it’s 100% turn-key and shows better than new! Don't miss this rare opportunity – call your favourite agent today!