



GRASSROOTS
REALTY GROUP

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10633 154A Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2221868



\$859,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,897 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad, RV Access/Parking, RV Gated, Triple Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Ya		

Heating:	Forced Air	Water:	Public
Floors:	Tile, Vinyl Plank	Sewer:	None
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	11-72-6-W6
Exterior:	Concrete, Vinyl Siding	Zoning:	RR-1
Foundation:	ICF Block	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Crown Molding, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows, Wired for Sound		
Inclusions:	N/A		

Located in one of Grande Prairie's most desired neighborhoods, this stunning 1,897 sq ft modified bi-level offers a rare blend of luxury, comfort, and thoughtful design. South-facing and backing onto greenspace with peaceful pond views, this home features a massive 24'x14' covered deck complete with built-in lights, and a BBQ gas line—perfect for entertaining. The exterior includes RV parking with a 30-amp plug, custom metal gates, and concrete extending all the way to the back deck. A triple car garage with floor drains adds to the convenience. Inside, you'll find 5 bedrooms, 3 bathrooms, and an open-air office overlooking the main level. The home is filled with extras like built-in speakers throughout, a gas fireplace, central A/C, fireproof and soundproof insulation between the main floor and basement, and a raised subfloor in the basement for added warmth. The basement also includes a bar area with a full-size fridge, microwave, cabinetry, and countertops—ideal for entertaining or converting to a kitchenette. The spacious master suite boasts a 5-piece ensuite with a jetted tub, tiled shower, and walk-in closet. Soaring 14-foot ceilings and oversized windows flood the home with natural light and showcase the serene views. Situated on a quiet street close to Whispering Ridge School, walking trails, and enjoying the benefit of low county taxes, this home truly checks every box for upscale family living.