



GRASSROOTS
REALTY GROUP

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14935 103 Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2224838



\$349,900

Division:	Whispering Ridge		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,513 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Interior Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	11-72-6-W6
Exterior:	Stone, Vinyl Siding	Zoning:	HDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Blinds, TV Wall Mount.

Welcome to this beautifully maintained executive townhouse nestled in the desirable community of Whispering Ridge—just a block from the Whispering Ridge Community School. Offering 1,513 square feet of thoughtfully designed living space, this two-storey home combines style, comfort, and convenience in one exceptional package. Step inside to a tiled entryway that opens into a bright and spacious main floor, where 9-foot ceilings and an open-concept layout create a warm and inviting atmosphere. The kitchen is a standout with rich dark maple cabinetry, a full tile backsplash, a corner pantry for added storage, and a breakfast bar perfect for casual dining. It comes fully equipped with stainless steel appliances, including a brand-new stove and microwave/range hood. Also a main floor 2 pc powder room—perfect for guests and day-to-day living. The adjoining dining and living areas are finished in elegant hardwood, with the dining room offering access to a rear deck—complete with a gas line for your BBQ—making it an ideal space for entertaining or relaxing outdoors. Upstairs, you'll find a spacious primary bedroom complete with a walk-in closet and a private 3 pc ensuite. Two additional bedrooms provide plenty of space for family, guests, or a home office, and the nearby laundry includes a newer washer and dryer. The basement remains undeveloped, offering a blank canvas for future expansion. Additional features include MDF shelving, an energy-efficient furnace, a brand-new hot water on-demand system, Low-E argon-filled windows, and upgraded trim and lighting throughout. Sound-dampening materials between units ensure peace and privacy, and the attached 12' x 26' garage is insulated and drywalled for year-round use. With the convenience of Whispering Ridge's K-8 SCHOOL ONLY STEPS AWAY,

LOW COUNTY TAXES, and proximity to city amenities, this WELL-MAINTAINED home is TURN-KEY! Considering an investment opportunity? Monthly rent potential is \$2100/month (tenant pays utilities). Tenant occupied (Vacant Aug 1/25) Arrange your private viewing today!