



**GRASSROOTS**  
REALTY GROUP

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**15439 105 Street**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2235650**



**\$759,900**

|                  |                                                               |               |                   |
|------------------|---------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Whispering Ridge                                              |               |                   |
| <b>Type:</b>     | Residential/House                                             |               |                   |
| <b>Style:</b>    | 1 and Half Storey                                             |               |                   |
| <b>Size:</b>     | 2,602 sq.ft.                                                  | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 4                                                             | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                        |               |                   |
| <b>Lot Size:</b> | 0.20 Acre                                                     |               |                   |
| <b>Lot Feat:</b> | Landscaped, Low Maintenance Landscape, Underground Sprinklers |               |                   |

|                    |                                                                                                   |                   |              |
|--------------------|---------------------------------------------------------------------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Fireplace(s), Forced Air                                                                          | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                            | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle                                                                                   | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Full, Unfinished                                                                                  | <b>LLD:</b>       | 11-72-6-W6   |
| <b>Exterior:</b>   | Mixed, Vinyl Siding                                                                               | <b>Zoning:</b>    | RR-1         |
| <b>Foundation:</b> | Poured Concrete                                                                                   | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Built-in Features, No Smoking Home, Pantry, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s) |                   |              |

**Inclusions:** Custom blinds & drapery, Raised garden boxes, Shed

Step into elevated living in this former Deeproot Showhome, where luxury meets character with thoughtful design. Spanning 2,602 sq ft, this meticulously crafted residence blends coastal charm with modern elegance. From the moment you enter, you'll appreciate the abundance of natural light and the bright, open-concept layout that connects the living, dining, and kitchen areas with the rest of the home. The show stopping kitchen features a coastal-inspired palette with crisp white cabinetry, shutter-style accents, gold hardware, stone countertops, and stainless steel appliances including a gas range. A butler's pantry offers added prep space and storage, making this kitchen as functional as it is beautiful. The vaulted living room is designed for entertaining, anchored by a striking two-storey fireplace with natural stone, flanked by built-in shelving. Oversized windows with custom drapery frame serene views of the covered back porch and landscaped backyard. The main floor primary suite offers a private retreat, complete with direct access to the covered porch and a spa-like ensuite featuring dual sinks, extended cabinetry, stone counters, a tiled walk-in shower, and a deep soaker tub. A generous walk-in closet enhances everyday convenience. Hand-hewn engineered hardwood and tile flooring run throughout the main level, which also includes a custom boot room/laundry area with built-ins and access to the oversized heated double garage. A spacious den or 4th bedroom is conveniently located near the front entry—ideal for a home office. Upstairs, you'll find two generous sized bedrooms, a full bath, and a large bonus/media room with dual storage closets, perfect for family living or guest accommodation. The basement offers 1,358 sq ft of undeveloped potential—ready to be tailored to your needs. Outdoors, enjoy a deep, fully

fenced backyard with a partially covered composite deck, raised garden beds, and a storage shed. Additional highlights include central A/C, RV parking, irrigation in both front and back yard area, gas line to bbq, and an unbeatable location in Whispering Ridge—offering county taxes, a nearby K-8 school, and easy access to city amenities. This home is the perfect blend of style, function, and comfort. Book your private showing today and discover the lifestyle that awaits.