



GRASSROOTS
REALTY GROUP

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15017 104A Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2237331



\$689,900

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Whispering Ridge | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,901 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Landscaped | | |

| | | | |
|--------------------|---|-------------------|--------------|
| Heating: | Forced Air | Water: | Public |
| Floors: | Hardwood, Tile | Sewer: | Public Sewer |
| Roof: | Fiberglass | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | RR2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Beamed Ceilings, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Welcome to this move-in ready Myron floor plan, built by High Mark Homes in 2014 that offers 1,901 sq ft of stylish and functional living space. This immaculately kept 3-bedroom, 2.5-bath home is the perfect blend of comfort, quality, and elegance. This home is equipped with central AC and a heated, fully finished 28'x26' garage. Designed for convenience and ease, the main floor features a spacious primary bedroom with a walk-in closet and private ensuite, as well as main floor laundry. The layout includes a bright and open living area, a modern kitchen with quartz countertops, and a formal dining room—perfect for family dinners or entertaining guests. Upstairs, you'll find two generously sized bedrooms, each with its own walk-in closet, along with a full bathroom. Step outside onto the MASSIVE covered deck to enjoy the fully fenced and professionally landscaped yard that also backs onto walking trails to lead to Whispering Ridge Community School. Located in desirable Whispering Ridge and built with exceptional craftsmanship, this home is move-in ready and shows true pride of ownership. A must-see for anyone looking for a high-quality, low-maintenance lifestyle!