



GRASSROOTS
REALTY GROUP

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15234 104 Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2240498



\$669,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,574 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Front Yard, Gazebo, Landscaped, Lawn, Rectangular Lot, See Remarks, Street View		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Shed

Stunning Modified Bi-Level in Whispering Ridge | The Ascent Floor Plan by Crosslink (2009). Welcome to this beautifully maintained modified bi-level in the desirable neighborhood of Whispering Ridge. Thoughtfully designed with functionality and comfort in mind, this home offers 4 bedrooms, 3 full bathrooms, and 1574 sq ft of developed living space above ground plus fully developed basement. The main floor features a spacious primary bedroom with a walk-in closet and private ensuite, while two additional bedrooms and a full bathroom are tucked just up the stairs. The walkout basement boasts a large rec space, a fourth bedroom, another full bathroom, laundry, storage room, and access to a lower covered patio. You'll love the screened-in upper deck overlooking the fully fenced and landscaped yard, complete with a storage shed, and backing onto walking trails—with a park across the street! Additional upgrades include central A/C and built-in humidifier, reverse osmosis water system by Culligan, new furnace in 2024, and a heated double garage.