



GRASSROOTS
REALTY GROUP

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15225 104A Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2243905



\$659,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,704 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Gazebo, Lawn, Low Maintenance Landscape		

Heating:	Fireplace(s), Forced Air
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Bar, Beamed Ceilings

Water:	Public
Sewer:	Public Sewer
Condo Fee:	-
LLD:	11-72-6-W6
Zoning:	RR-2
Utilities:	-

Inclusions: N/A

You will love the unique layout of this stunning modified bi-level in Whispering Ridge! A dream kitchen with a convenient island to enjoy entertaining. Top of the line appliances, including Smart Hub Samsung refrigerator. Open, spacious & very bright kitchen, living room and dining area with all the East facing windows. Access to the deck (with storage under it) from the living area. A feature rock wall with a gas fireplace to cozy up too. The main floor is finished off with 2 good sized bedrooms and a 3 pce bath. Going up to the primary bedroom there is a nook area for your office needs and or a reading area that is overlooking the main floor. Stylish french doors lead to the primary bedroom accompanied with elegant custom drapery and a walk in closet. Attractive double sided gas fireplace between the spacious primary bedroom and the ensuite. The ensuite features his and her sinks, separate shower & a soaker tub. The basement hosts a new wet bar in the family room, a 4th bedroom, 3 pc bathroom & laundry room. Radiant heated garage is 28 x 24. Newer Air Conditioner for those hot summer days. A gazebo to enjoy in the summer too. New paint and new carpet throughout the downstairs to match the flow of the remainder of this stunning home! All carpets upstairs have been professionally steam cleaned, showing pride of ownership. The backyard oasis has been designed with the place to find your zen, perfect for those hot summer days/nights. This home is move in ready just waiting for you to put down your roots! This home is a real pleasure to show. BOOK YOUR SHOWINGS FOR FRIDAY AUG 1ST BETWEEN 11 AND 5 PLEASE!