



GRASSROOTS
REALTY GROUP

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10618 152B Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2248475



\$994,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,630 sq.ft.	Age:	2016 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad, Triple Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Irregular Lot, Landscaped, See R		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, See Remarks, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Wet Bar		

Inclusions: Refrigerator, stove, dishwasher, washer, dryer, window coverings

Step into elegance with this stunning Whispering Ridge home with gorgeous waterfront views, freshly painted throughout and made completely ready for its next owners. Every detail has been thoughtfully designed for both comfort and luxury living. Upstairs, you'll find 4 spacious bedrooms and 2 full bathrooms, including a truly impressive primary retreat. The ensuite is a spa-like escape featuring his-and-hers sinks with walk-in closets on either side, a soaker tub, steam shower, heated tile floors, and a private toilet area. The 5-piece main bathroom also includes a separate toilet space for added function. Completing the upper level is a bright laundry room with drain, plus a huge bonus room with soaring windows and built-in shelving. The main floor welcomes you with a grand front entryway, a walk-through pantry and rear entrance with a built-in storage bench, and a stylish 2-piece bath. The living room boasts a floor-to-ceiling gas fireplace feature wall, while the gourmet kitchen shines with soft-close white cabinetry, quartz countertops, an upgraded farmer's sink, and a gas range. From the dining room, step out onto the rear deck overlooking one of the largest yards in the neighbourhood, with unobstructed views of Steve's Pond and surrounding walking trails. Enjoy the outdoor space with a covered viewing area with radiant heater, gas hookups for BBQing, and hot tub connections already in place. The backyard is a dream with underground sprinklers, a fire pit area, and a concrete basketball pad with anchors ready for a hoop. Downstairs offers even more space with an open living area, kitchenette, 3-piece bathroom, another bedroom, and a walk-out to the backyard. Additional features include: air conditioning, a heated 3-car garage with floor drains, and the benefit of low county taxes. This home combines the best of luxury,

location, and value. Find out how you can make this home yours! Also, click the link to view this home in 3D!