



GRASSROOTS
REALTY GROUP

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15422 107 Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2257195



\$969,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,545 sq.ft.	Age:	2016 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad, RV Access/Parking, Triple Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	RR-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Blinds, Shed x2, garden beds, tv mount in master bedroom		

Welcome to this stunning 2,545 sq. ft. turnkey Deeproot Home, with their quality craftsmanship and style on display both inside and out. Situated on a massive west backing lot, this property's prime location overlooks tranquil pond and scenic walking trails. The curb appeal is undeniable, with Hardy Plank siding, brick accents, and a large covered front veranda that further showcases Deeproot's attention to detail. Inside, the open and inviting floor plan is perfect for family life and entertaining. The bright main level includes an office, powder room, and a large living room with a floor-to-ceiling stone fireplace and wide plank hardwood flooring. The custom white kitchen is the centerpiece, featuring black stainless appliances, quartz countertops, massive island, and butler's pantry. Upstairs, you'll find three large bedrooms, including a luxurious primary suite with a trey ceiling, shiplap, and an incredible ensuite with a floating double-sink vanity and a freestanding soaker tub. The top floor also features a bonus room (currently used as 4th upper bedroom), a tech area, a huge laundry room, and a main bathroom with double sinks. The professionally finished basement significantly expands the living space, offering two more bedrooms, full bathroom, and a spacious living room. Additional features include custom blinds, concrete RV parking, large concrete patio, maintenance-free decks, fence, AC, 2 sheds and a fully finished and heated triple garage. This home is a rare find, offering a perfect blend of luxury, location, and functionality that can't be replicated.