



GRASSROOTS
REALTY GROUP

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10314, 154 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2261232



\$649,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,588 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	No Neighbours Behind, See Remarks		

Heating:	Forced Air	Water:	Public
Floors:	Cork, Hardwood, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	11-72-6-W6
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RR2
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Phone, Underground L
Features:	Built-in Features, Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Wet Bar		
Inclusions:	Shed, Window Coverings		

This Whispering Ridge home is built for life in Grande Prairie, where summers are best spent outdoors and winters call for comfort. The yard is made for summer with tasteful landscaping, full fencing, irrigation, and no rear neighbors. Step out onto the deck to take in the incredible view, or walk out to the stamped concrete patio where you can relax or fire up the grill while the kids and pets play. Inside, the main floor welcomes you with soaring ceilings and a stunning stone gas fireplace. The kitchen features a gas stove, and the oversized primary bedroom retreat is a spa-like escape with a walk-in closet and ensuite. When the chill sets in, you’ll love the heated 26x24 garage with hot and cold plumbing and an additional natural gas line, perfect for vehicles, projects, or even a future workshop. The bright basement adds even more living space with another full bathroom, a family room, and a flexible bonus area ready to become the ultimate den, hobby room, oversized bedroom, or suite, complete with its own fireplace and wet bar. Everyone will enjoy the convenience of on-demand hot water, central A/C, and the unbeatable Whispering Ridge location close to parks, trails, schools, and lower taxes. Book your showing today.