



GRASSROOTS
REALTY GROUP

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15426 106 Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2270326



\$605,000

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,855 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Landscaped, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	11-72-6-W6
Exterior:	Brick, Vinyl Siding	Zoning:	RR-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: All attached shelving in garage, GDO & controls, A/C unit

Step inside this charming one-owner two-storey home and feel instantly welcomed. Designed with comfort and family living in mind, it offers 4 bedrooms, 3.5 bathrooms, and an abundance of natural light throughout. The main level features convenient laundry, air conditioning for year-round comfort, a cozy gas fireplace in the family room, and a beautiful kitchen with rich cabinetry, an island, pantry, and patio access from the dining area for easy backyard enjoyment. Upstairs, the primary suite provides a peaceful retreat with a walk-in closet and a luxurious 5-piece ensuite complete with a jetted tub, dual sinks, and a separate shower. The two additional bedrooms are both spacious and include oversized walk-in closets. The fully finished basement extends your living space with a comfortable family room, a fourth bedroom, and a stylish 4-piece bath featuring a soaker tub. Outside, enjoy a west-facing backyard that's fenced, landscaped, and perfect for relaxing or entertaining. You'll appreciate the heated and finished attached double garage with a floor drain, plus the new detached single-car garage beside it (10x22)—perfect for extra parking, a workshop, or added storage. There's also RV parking, a rare and valuable bonus! Located just steps away from a children's playground and Whispering Ridge School, this is a wonderful, family-friendly community. Beautifully maintained and move-in ready — book your showing today and see if this is your next HOME SWEET HOME!