



GRASSROOTS
REALTY GROUP

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14905 106 Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2272031



\$724,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,746 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Triple Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Central, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	11-72-6-W6
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RR-2
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: N/A

Spectacular modified bi-level, with a fresh, contemporary update. This plan stands out with a 16-foot high coffered ceiling in the great room and a spacious, open kitchen featuring upgraded cabinets, quartz countertops, wood soft-close drawers, and under-cabinet lighting. The living area centers on a gas fireplace, with floor-to-ceiling windows opening to a 10' x 24' covered deck. Two bedrooms on the main level, along with a convenient full bath, offer versatile single-level living options. A loft/office overlook connects to the primary suite entrance. The master retreat offers a two-sided fireplace, a luxurious five-piece ensuite (soaker tub, dual vanities, stand-up shower), and an expansive walk-in closet. The home includes a heated 34' x 24' triple-car garage with in-floor drainage, with hot and cold taps. The fully finished basement expands living space with a large entertainment room, a wet bar, and a comfortable bedroom, providing versatile options for guests, media, or recreation. Outside, a large backyard enhances outdoor living and entertaining space. Move-in ready and offering excellent curb appeal, this home is ready for you to pack your bags. Contact us today to arrange a private viewing of this incredible home in an incredible neighbourhood.