



**GRASSROOTS**  
REALTY GROUP

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14939 103 Street  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2278086



**\$379,900**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,390 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Mixed

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry

**Water:** Public

**Sewer:** Public Sewer

**Condo Fee:** -

**LLD:** -

**Zoning:** HDR

**Utilities:** -

**Inclusions:** Shed

Stunning home in the desired neighborhood of Whispering Ridge, at an affordable price plus county taxes! This 2 storey townhouse with no HOA/Condo fees with attached single car garage will be sure to please. Spacious tiled entry way with front coat closet welcomes you, and leads you into the popular open concept between the kitchen, dining and living room. Kitchen hosts adequate cabinet + counter space, must have corner pantry, and stainless steel appliances. Dining is grand allowing a table of any shape or size. Living room is the perfect size with large windows allowing natural light all day long. The complete the main floor is a half bathroom, great for when guests are visiting or entertaining. Lets head upstairs where you will find updated carpet that was professionally installed over the hardwood allowing you to remove if you wish to have the hardwood back. Upstairs consists of the master bedroom with full en-suite and walk through closet, two more good sized bedrooms, full bathroom and convenient upstairs laundry. Basement is partially finished with a third full bathroom started with the materials staying with the sale, and space for fourth bedroom or second living room. Attached 11x24.5 garage is wonderful for parking for our longer winters. Back yard is fenced, and complimented by a shed for storage. Seller also installed a humidifier on the furnace good asset to have for our dry weather. Book your viewing today this home is the definition of pride of ownership.