



**10709 152B Avenue**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2288160**



**\$839,900**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,200 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Front Drive, Garage Door Opener, Ga		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Landscaped, See Remarks, Street Lightin		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, See Remarks, Vinyl Siding	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Fridge, stove, dishwasher, washer, dryer, blinds, shed		

Located in Whispering Ridge, this gorgeous two-storey home offers southern exposure and sits directly across the street from a pond and walking trails. This 2,200+ sq. ft. fully developed "Deeproot Home" showcases the character and craftsmanship the builder is known for, along with Hardie Plank siding and a triple fully finished and heated garage. The bright, open-concept main floor features a spacious great room with a two-sided fireplace, a large dining area, and a stunning custom kitchen complete with quartz countertops, high-end stainless steel appliances, chic backsplash, floating shelves, and a walk-through pantry. A convenient tech center, front foyer, back boot room, and powder room complete the main level. Upstairs you'll find top-floor laundry room with additional storage, a stylish 4-piece bathroom, a large bonus room with custom sliding barn doors, and three generous bedrooms. The primary suite offers a huge walk-in closet and a spa-inspired ensuite featuring a bamboo double vanity, soaker tub, and a beautiful, tiled glass shower. The sunny south-facing backyard is fully fenced and beautifully landscaped. Enjoy the deck with pergola and glass privacy panels, creating the perfect outdoor retreat. The matching 10' x 20' shed is far from ordinary, featuring a garage overhead door and man door—ideal for a workshop or "she shed." The basement is recently developed and features 4th & 5th bedrooms, full bath and large rec room space. Parking is exceptional, triple heated garage with space for up to six vehicles total on driveway or four plus a large RV! Located in one of Grande Prairie's most desirable County neighborhoods close to a great school, walking trails and nearby amenities.