



14914 102A Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2300718



\$384,900

Division:	Whispering Ridge		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,513 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Interior Lot, Landscaped, Lawn, L		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	HDR
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom townhome in the highly sought-after Whispering Ridge community. This one-owner home has been gently lived in and offers a perfect blend of comfort, efficiency, and low-maintenance living. Step inside to discover hardwood flooring throughout all bedrooms, adding warmth and durability to the upper level. The spacious primary bedroom stands out—larger than those in comparable end units—offering a comfortable retreat at the end of the day. The main floor is designed for everyday ease, complemented by modern upgrades including central air conditioning and an on-demand hot water system for year-round comfort and efficiency. Outside, enjoy a thoughtfully designed, low-maintenance backyard featuring a tiled patio pad which is perfect for relaxing or entertaining. Garden enthusiasts will appreciate the established garden with high-quality soil, ideal for growing your own fresh produce. A rear yard gate provides direct alley access, leading to a larger garage and sealed driveway for added convenience. This middle unit location offers enhanced insulation and improved energy efficiency, helping to keep utility costs down. The unfinished basement provides excellent storage space or a blank canvas for future development to suit your needs. Located just a short walk to Whispering Ridge Community School and situated in a monitored neighbourhood with Apex security, this home is ideal for families, professionals, or investors alike. With county taxes and a quiet, well-established setting, this property offers outstanding value in one of the area's most desirable communities.