



15422 107 Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2120550



\$849,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,631 sq.ft.	Age:	2017 (7 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Heated Garage, Triple Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Lake, No Neighbours Behind, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	See Remarks	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	11-72-6-W6
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	RR-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	Shed		

Timeless 2631sqft Deeprout built 2 storey with enormous fenced yard BACKING ON THE POND and walking trails in Whispering Ridge! Triple car garage, rv parking & extensive concrete work! Considering the scarcity of lake lots and the cost of construction this property cannot be replaced anywhere near this price. Deeprout's character and craftsmanship is truly evident in the curb appeal and interior finishing of the entire home. Hardie Plank siding, brick and shake accents and the huge covered front veranda adorn the exterior and prove the quality throughout . Once inside the functional floor plan provides functionality and bright open space for family and friends to enjoy. Spacious entry leads to a main floor that includes a den, powder room w/ tile wall, large living room w/ floor to ceiling stone fireplace, dining area, custom white kitchen w/ black stainless appliances and quartz countertops, massive island, butler pantry w/ sink and cabinets and a back entry with bench/lockers and second pantry of your dreams! Upstairs offers 3 large bedrooms including master with trey / shiplap ceiling, walk in closet and amazing ensuite with floating double sink vanity, tile and glass shower and free standing soaker tub. Top floor also includes bonus room (listed as 4th bedroom) with vaulted shiplap ceiling and wood beam, reading / tech area, huge laundry room with cabinets and storage and a main kid's bathroom with double sinks and pocket door to tub/toilet. Additional features of the property include: custom blinds, concrete RV Parking, large rear concrete pads for additional patio space or basketball etc, front and rear maintenance free decks, AC, fully finished and heated triple garage w/ h/c taps and matching shed. West exposed yard for those warm summer nights!