



15439 105 Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2127463



\$727,500

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,671 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	RR-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Pantry, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: 4x Bar Stools, Custom Drapery, Shed, AC, Garden Boxes

Welcome to luxury living at its finest in this former Deeproot Showhome, boasting 2671 square feet of exquisite craftsmanship and design. As you step inside, you'll be greeted by an abundance of natural light and a bright, open-concept layout that seamlessly merges the living, kitchen, and dining areas. Indulge your culinary desires in the stunning white coastal-style kitchen, adorned with accented shutter cabinets, gold hardware, and stone countertops. Stainless steel appliances, including a gas range, plus a butler's pantry, elevate your cooking experience. Entertain in style in the vaulted living room, highlighted by a two-story natural stone gas fireplace flanked by decorative built-in shelves. Oversized windows adorned with custom drapery offer picturesque views of the covered back porch and landscaped backyard. The main floor features a sumptuous master bedroom retreat, complete with access to a covered porch, an ensuite oasis featuring double sinks, extra cabinetry, stone counters, a tiled shower, and a separate soaker tub. A spacious walk-in closet adds convenience and luxury to your daily routine. Hand-hewn engineered hardwood and ceramic tile flooring grace the main level, leading to a convenient laundry and boot room with built-ins, providing access to the oversized double heated garage. There is also a full home office space/den or 4th bedroom conveniently located next to the front entry. Upstairs, discover two generously sized bedrooms, a versatile media/bonus room with two huge storage closets, and a full bathroom, offering space and comfort for family and guests. With 1386 square feet of undeveloped space downstairs, the possibilities are endless for customization and expansion to suit your needs. Outside, the landscaped and fenced backyard beckons with its extra-long layout, partially covered composite deck, shed, and raised garden beds.

Additional features include central AC, RV parking, and the convenience of Whispering Ridge's fantastic K-8 school, county taxes, and proximity to city amenities. Experience unparalleled luxury living in this meticulously crafted home. Schedule your private viewing today and prepare to indulge in the lifestyle you deserve.