



GRASSROOTS
REALTY GROUP

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10613 155 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2135466



\$610,000

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,673 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Heated Garage, RV Access/Parking, Triple Garage Attac		
Lot Size:	0.21 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)

Water: Public

Sewer: Public Sewer

Condo Fee: -

LLD: 11-72-6-W6

Zoning: RR-1

Utilities: -

Inclusions: Floating Shelves, Fixed Cabinet Above Toilet in 4 pc Bathroom, Garage Door Opener(s) and Remotes(2 lrg door, 1 sm door) Garage Unit Heater, A/C Unit, Custom Sandbox, Garden Box,

Modern fully finished 4 bed, 3.5 bath two storey is located on a quiet street in the family-focused Whispering Ridge community, just steps from the nearby park/playground, walking trails, pond, and K-8 school. Large tiled entry welcomes you into the open concept main floor plan merging the living, kitchen and dining areas. Living area features engineered hardwood and fireplace with beautiful floor-to-ceiling stone surround to cozy up around. Functional kitchen offers espresso cabinetry with fully tiled backsplash, corner pantry, SS appliances. handy 7-seater breakfast bar for casual meals and a spacious dining area with deck access for more formal occasions. A half bath and convenient main floor laundry/mudroom off the garage are a nice touch. Retreat to the second floor, which offers two spare bedrooms both with hardwood, 4 pc bath w/tile surround, and a master suite complete with walk-in closet and a luxurious 5 pc ensuite featuring a double vanity, soaker tub, and separate shower. The fully finished basement adds another bedroom, 4 pc bath, and large rec room, all professionally finished. TRIPLE attached HEATED garage is insulated/boarded with hot/cold taps, floor drains, workbench, and man door to large fenced and landscaped backyard with 16x10 pressure treated deck w/regal railing + BBQ gas line where you'll enjoy the south sun. Additional features include 9ft ceilings up/down, MDF shelving, recessed lighting, hot water on demand, rough-in for central vac, CENTRAL A/C and RV PARKING. All of this plus COUNTY TAXES and it could be yours!