



15106 104B Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2138399



\$629,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,632 sq.ft.	Age:	2020 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	See Remarks		

Heating: Forced Air

Water: Public

Floors: Carpet, Vinyl Plank

Sewer: Public Sewer

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: 11-72-6-W6

Exterior: See Remarks

Zoning: RR-2

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: n/a

Tranquil 2 Story home in the sought after Whispering Ridge! This FULLY developed feels like CUSTOM Built 2 Story Home features 4 Bedrooms and 3.5 Bathrooms! From the moment you walk into this home you are greeted with a spacious foyer entrance that opens up to the main living, dining and kitchen area! With the whole WALL of windows making the space BRIGHT this truly is the heart of this home! The kitchen features white shaker style cabinets w quartz countertops, a bakers island, undercabinet lighting, corner pantry, tile backsplash, stainless steel appliances all with black accents this kitchen POPS! The living room is a great size and what truly is noticeable here is the natural wood tie in from the main bannister to the gas fire place mantle with black slate tile giving it a nice modern feel! Throughout the rest of the main level you will find a 2pc powder room (for those who don't know what powder room is....it is usually a bathroom with a toilet and vanity) complimented with a laundry room that gives you access to the HEATED TRIPLE CAR GARAGE. Upstairs you will find 2 additional 2 bedrooms a full 3pc bathroom and the Master bedroom with an AMAZING 5pc ENSUITE (features dual vanities, a walk-in tiled shower, jacuzzi tub, and a walk in closet). The fully developed basement will not disappoint as you have another bedroom, full 3 pc bathroom and a large BRIGHT rec room with walk out to backyard! This space is truly inviting could make a great games room...or additional income suite! Notable features - Home has A/C (central air), Heated garage, Pull through bay in garage (access to back yard), garage with 3 sump pits, 14x20 composite deck with aluminum railings, concrete patio under deck, fully landscaped yard, MDF shelving and finishing throughout. Take advantage of a fully developed Whispering Ridge home today book your

showing today!