



10607 155 Avenue  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2139518



**\$609,900**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,558 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Cleared, Front Yard, Lawn, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s)		

**Inclusions:** Blinds, Pergola, Playset, Garage Heater, Shed, Garage Sink, 6 Floating Shelves, Baby Gate

This executive modified bi-level home offers an open floor plan with a grand tile entrance, vaulted ceilings, and a modern kitchen featuring white shaker cabinets, an island, and a spacious dining and living area. The main floor boasts upgraded hardwood floors, a stunning stone fireplace, and a large master bedroom with an ensuite that includes a jetted tub, separate shower, and a walk-in closet with built-in organizers. Above the garage, you'll find three generous bedrooms, a full bath, and a convenient laundry area. The basement is professionally developed to the highest standards, featuring incredibly high ceilings, a large living room with built-in speakers and shelving, plus two additional spacious bedrooms and a bathroom. The heated triple car garage is fully drywalled and equipped with hot and cold water taps and a floor drain. Enjoy outdoor living on the large two-tier deck with a pergola off the dining area, maintenance-free materials, and a gas line for your BBQ. The expansive south-facing backyard is fully fenced, perfect for relaxation and enjoyment. Additional features include central air conditioning and a built-in commercial-grade cooler off the garage, ideal for the hunter in your family. Plus, benefit from lower county taxes with all these amenities.