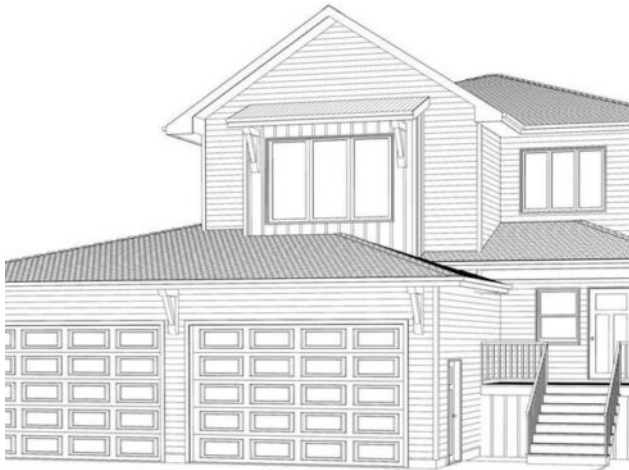




14700 107 Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2141152

\$759,900



| | | | |
|------------------|---|---------------|------------------|
| Division: | Whispering Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,480 sq.ft. | Age: | 2024 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Off Street, Parking Pad, Triple Garage Attached | | |
| Lot Size: | 0.19 Acre | | |
| Lot Feat: | Back Yard, Front Yard | | |

| | | | |
|--------------------|--|-------------------|--------------|
| Heating: | Forced Air | Water: | Public |
| Floors: | Carpet, Hardwood, Tile | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | See Remarks | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | RR2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Beamed Ceilings, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound | | |
| Inclusions: | N/A | | |

"The Jayla" - a stunning floor plan for your dream real estate. This spacious and elegant home offers everything you need for comfortable and luxurious living. With 3 bedrooms and 2.5 bathrooms, The Jayla provides ample space for your family and guests. The open concept design allows for seamless flow and creates a welcoming ambiance throughout. One of the standout features of The Jayla is the laundry room conveniently located on the upper floor. This design choice makes laundry day a breeze, eliminating the need to carry heavy loads up and down the stairs. The bonus room in The Jayla offers endless possibilities. Whether you envision it as a playroom, home theater, this versatile room can be tailored to suit your lifestyle. As you enter the home through the rear entry, you'll find lockers that provide convenient storage for coats, shoes, and bags. The main floor of The Jayla also boasts an office space, perfect for those who work from home or need a dedicated area for productivity. The living room and kitchen feature stunning timber beams in the vaulted ceiling, adding a touch of rustic charm and elegance. This architectural detail creates a visually appealing focal point and enhances the overall aesthetic of the home. A triple car garage measures 35'x27' offering plenty of parking space. With its well-designed floor plan and thoughtful features, The Jayla is the ideal choice for those seeking a beautiful and functional home. *Seller is a licensed Realtor in the province of Alberta