



14921 103 Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2143506



\$324,900

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|------------------|--|---------------|-------------------|
| Division: | Whispering Ridge | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 Storey | | |
| Size: | 1,435 sq.ft. | Age: | 2013 (11 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Driveway, Garage Door Opener, Garage Faces Front, Insulated, Single Garage | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Yard, Landscaped | | |

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|--------------------|---|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Hardwood, Tile | Sewer: | Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | HDR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Laminate Counters, Open Floorplan, Pantry, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | Hot water on demand | | |

Looking for a great property in a highly desirable neighbourhood? Whether you are stepping into the market as a 1st time/newer home buyer, looking to downsize or pick up an excellent investment property, you don't want to miss this one! Step in this high end townhome offering low county taxes and a garage! This 3 bedroom, 2 and a half bath home is spacious and bright featuring 9 foot ceilings, on demand hot water, engineered hardwood and tile flooring, dark maple cabinets, corner pantry and eating bar in the kitchen. Upstairs in this popular 2-story plan, offers a large master bedroom with 3 piece ensuite and oversized walk in closet. Two other good sized bedrooms plus a second 4 piece bathroom. Conveniently located on the same floor is your tucked away laundry! Keeping all the rooms on the same floor is a popular layout for starter families offering convenience and practicality. This charming home features a 12x24 attached insulated garage complete with both hot and cold water taps. A partially fenced and landscaped back yard and deck w/gas line for the BBQ is also included! The basement is unfinished and ready to add a 4th bedroom or second living area! This master planned, highly sought after community is continuously growing and offers a K-8 Elementary school, numerous parks and an impressive walking/bike trail system throughout and of course, the benefit of LOW COUNTY TAXES. Don't miss your chance to call this place home today!