



**14823 102A Street**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2144336**



**\$449,900**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bungalow, Side by Side		
<b>Size:</b>	1,121 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Corner Lot, No Neighbours Behind, Landscaped		

**Heating:** Forced Air

**Floors:** Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Kitchen Island, Open Floorplan, Pantry

**Water:** Public

**Sewer:** Public Sewer

**Condo Fee:** -

**LLD:** -

**Zoning:** RR2

**Utilities:** -

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Controls

Say hello to this stunning well kept bungalow duplex located in Whispering Ridge. The open concept floor plan offers 2 bedrooms and 2 bathrooms up with main floor laundry, and two bedrooms with full bath downstairs. Upon entering you are greeted by a spacious tiled entry with laundry room & garage door access plus coat closet. Walking into the home you will love the modern aesthetic in the kitchen including granite countertops, subway tile backsplash, bright white cabinetry and corner pantry. The kitchen island offers an eating bar and space for entertaining. Connected to the dining area is a spacious living room with access to your deck & backyard. The primary bedroom features its own full 4pc ensuite and large closet. Finishing the main floor is the second bedroom and full bathroom. Heading downstairs you have a fully finished basement including two more bedrooms, full bathroom, a large rec room/living space and storage. The backyard is landscaped and fenced with no rear neighbours and features a decent sized deck with privacy wall. Enjoy extras like space for RV parking with the corner lot, county taxes and a school just a couple blocks away. Book your showing today!