



GRASSROOTS
REALTY GROUP

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15006 104A Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2146535



\$729,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,163 sq.ft.	Age:	2020 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Heated Garage, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Dog Run Fenced In, Landscaped, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	11-72-6-W6
Exterior:	Stone, Vinyl Siding	Zoning:	RR-4
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Suspended Ceiling, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	T.V. Wall Mounts + Hardware, White Cabinet in Basement, White Playhouse w/slide in Backyard.		

TURNKEY masterpiece in the heart of Whispering Ridge with LOW COUNTY TAXES! Located within one of the most sought-after neighborhoods in the area, this magnificent 4-bedroom, 3.5-bathroom defines luxury living. From its breathtaking curb appeal to its meticulously designed interior, every aspect of this property exudes elegance and style. With 3 living rooms spread across three levels, this home offers an abundance of space for relaxation and entertainment. Main floor living room features a cozy fireplace, perfect for chilly evenings, plus AIR CONDITIONING for warmer days and opens up seamlessly to the gourmet kitchen with kitchen aid pro appliances incl gas stove top + dbl wall oven and dining area, creating an ideal space for hosting friends and family. Convenience is key in this home. A mudroom with built-in storage and a walk-through pantry off the garage ensure that daily tasks are a breeze. The upstairs laundry room, complete with cabinetry and a folding counter, simplifies your daily routines. Tucked nearby are 2 generous spare bedrooms and a 5 pc spare bathroom with dbl sink vanity. The luxurious primary suite is a true retreat within the home. Hardwood and tile flooring add an extra touch of sophistication. The 6-piece bathroom boasts double vanities, a walk-in shower w/dual heads, and a soaking tub, creating a spa-like oasis within your own home. A spacious walk-in closet completes the suite, offering ample storage space for your wardrobe. This 2-story home also includes a bonus room on the top floor, perfect for a home office, playroom, or additional living space. The fully finished WALK-OUT BASEMENT is a versatile space that includes a 3-piece bathroom with a custom shower, built-in shelving in the rec room, and an extra bedroom for guests or family members. A garage enthusiast's dream, the heated garage with epoxy floors and floor drains

offers both functionality and longevity. Whether you're a car enthusiast or simply need extra storage space, this special triple garage has you covered. The fully fenced and landscaped yard is an outdoor paradise with a built-in dog run and a large elevated deck where you can relax and soak in the sun. Don't miss the opportunity to make this your dream home – schedule a viewing today and step into a world of luxury and comfort.