



15422 107 Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2148457



\$839,000

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,631 sq.ft.	Age:	2017 (7 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	RV Access/Parking, Triple Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Landscaped		

Heating:	Central	Water:	Public
Floors:	Carpet, See Remarks, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	6-72-11-W6
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	RR-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	Shed		

Explore the classic charm of this 2631sqft Deeproot-constructed two-story abode, featuring a vast fenced yard adjacent to a pond and walking trails in Whispering Ridge. This home is unparalleled at its current price, with a triple car garage, RV parking, and significant concrete work, especially considering the scarcity of lakefront lots and construction costs. Its curb appeal and interior finishes reflect the home's distinctive character and craftsmanship. The exterior boasts Hardie Plank siding, brick and shake details, and an expansive covered front veranda, indicative of the home's overall quality. The interior's functional layout presents luminous, open areas ideal for gatherings. The ground level includes a den, a powder room with decorative tiling, a commodious living room with a towering stone fireplace, a dining space, and a bespoke white kitchen equipped with black stainless steel appliances, quartz counters, an ample island, and a butler's pantry featuring a sink and cabinetry. The rear entrance offers a bench with lockers and a sizable secondary pantry. The second floor hosts three substantial bedrooms, with the master bedroom featuring a tray ceiling with shiplap detailing, a walk-in wardrobe, and a striking ensuite with a dual-sink floating vanity, a tiled shower with glass, and an independent soaker tub. Additionally, the upper level contains a bonus room (or fourth bedroom) with a vaulted shiplap ceiling and wooden beam, a reading or tech niche, a large laundry room replete with cabinetry and storage, and a children's bathroom with dual sinks and a separate door for the tub and toilet. Other notable features include bespoke blinds, a concrete RV area, expansive rear concrete slabs for additional patio use or basketball, decks at the front and back that require no upkeep, air conditioning, a completely finished and heated triple garage with temperature control

taps, and a coordinating storage shed. The backyard, facing west, is an idyllic setting for basking in the pleasant summer evenings.