



**GRASSROOTS**  
REALTY GROUP

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**10222 154 Avenue**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2151507**



**\$565,000**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,756 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Heated Garage, RV Access/Parking, Triple Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	11-72-6-W6
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Microwave, dishwasher, Washer, Dryer, Garage heater, AC, Irrigation, fixed window coverings

FULLY DEVELOPED WITH A TRIPLE CAR GARAGE - THE BEST PRICED HOME FOR FEATURES IN THE AREA! Welcome to Whispering Ridge, where comfort meets convenience in this meticulously maintained 4-bedroom, 3.5-bathroom, two-story home boasting 1756 sq ft of living space. With no rear neighbors to interrupt your tranquility, this residence offers a peaceful retreat for you and your family. As you step inside, you'll immediately notice the fresh paint adorning the main level and primary bedroom, giving the home a bright and inviting atmosphere. The garage floor has been treated anew, adding both durability and aesthetic appeal. A refreshed fireplace brings a modern touch to the living space, perfect for cozy evenings with loved ones. The main floor welcomes you with an open concept layout, showcasing tall ceilings that amplify the sense of spaciousness. Convenient main floor laundry and a 1/2 bath powder room add to the functionality of this level. The open kitchen, living room, and dining room create a seamless flow, ideal for entertaining guests or simply relaxing with family. Upstairs, three generously-sized bedrooms await, along with two bathrooms, including the luxurious master bedroom. The master retreat features double closets and a lavish 5-piece ensuite bathroom, complete with a separate shower and indulgent soaker tub, offering a private oasis for relaxation. The fully developed basement boasts a walk-out feature, adding versatility to the space. Here, you'll find a large rec room, a spacious bedroom, and a convenient 3-piece bathroom, providing ample room for guests or additional family members. Your vehicles and outdoor gear will find a home in the triple-attached heated garage, offering both comfort and practicality. Outside, the fully fenced backyard provides a safe haven for children and pets, while a newly planted mature tree

enhances the natural beauty of the landscape. With central AC and irrigation system in place, this home ensures your comfort and convenience in every season. Don't miss your chance to make this Whispering Ridge gem your own&mdash;schedule a showing today and experience the epitome of suburban living.