



10705 152B Avenue  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2158349



**\$729,900**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,065 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	11-72-6-W6
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Negotiable

Opportunities to become an owner of a Deeproot home don't come available often. This beautiful property is completely turnkey in every facet. Starting from the curb, you are greeted with hardie plank siding and brick accenting making for a place you're proud to come home too. Inside the home, enjoy the tasteful open concept main floor featuring great room with fireplace, bright dining room, lovely custom kitchen w/ ceiling height cabinets and quartz countertops, massive walk through pantry / coffee station, pocket office with barn doors, powder room and spacious rear entry with bench and shelving. The top floor includes a generous sized bonus room, laundry room w/ tons of cabinets and quartz counters, main bathroom, and 3 bedrooms including the master with huge walk in closet and stunning ensuite complete with his and her sinks, free standing tub and tiled shower. The basement offers a large living room, additional bedroom with walk in closet and bathroom w/ in-floor heat. You will love this home's warm décor, wood and shiplap accents, gold lighting and hardware, floating vanities, patterned tile feature wall and quartz counters throughout. The 32'X24' fully finished and heated garage offers tons of room for any project and is complete with beautiful built in cabinetry, epoxy flooring, and a 5'x7' overhead door access into the back yard. Another great feature is the RV parking on the side of the home. Outside you will enjoy a south-facing yard including a large Trexx deck eliminating upkeep in the future. Nice landscaping and a massive shed for all your off-season items complete the backyard. A paved path leading to a park behind the home will be appreciated as well. Book your showing today!