



15229 102 A Street  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2159150



**\$544,900**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,365 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Garden, No Neighbours Behind, Landscaped, F		

<b>Heating:</b>	High Efficiency, 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>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RR2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Fiber C

**Features:** Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

**Inclusions:** N/A

Amazing Property! OVER 2550 SQFT OF DEVELOPED LIVING SPACE!! Introducing an exceptional opportunity in the sought-after Whispering Ridge community, this impeccably upgraded Highmark Home offers unparalleled value. Situated without rear neighbors and within walking distance to schools, this residence boasts the allure of low county taxes. Step inside to discover a wealth of enhancements, including hardwood flooring throughout the main level, granite countertops in both kitchen and bathrooms, outdoor irrigation system, air conditioning for year-round comfort, an extra-large heated garage, and more. The well-designed layout seamlessly blends spaciousness with practicality, featuring 5 generously sized bedrooms. The luxurious master suite beckons with access to a private deck, a walk-in closet, and an ensuite bathroom boasting a double sink vanity, tower storage, and a custom-tiled shower with dual shower heads. Downstairs, the bright and airy open-concept basement reveals a captivating theater room, a generously proportioned recreation area, and a striking laundry room complete with a sink and built-in cabinetry. Outside, a sprawling deck with a gas line awaits out door gatherings, overlooking the fully landscaped yard adorned with stamped concrete pathways, raised garden beds, and a fire pit pad nestled within a retaining wall. This is your chance to embrace elevated living in a home that effortlessly combines sophistication with functionality. Call today to book your showing and experience the comfort and style in this remarkable residence.