



10613 155 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2163016



\$599,900

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|------------------|---|---------------|-------------------|
| Division: | Whispering Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,673 sq.ft. | Age: | 2013 (11 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Heated Garage, RV Access/Parking, Triple Garage Attached | | |
| Lot Size: | 0.21 Acre | | |
| Lot Feat: | Landscaped, Rectangular Lot | | |

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|--------------------|-------------------------|-------------------|--------------|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Hardwood, Tile | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | 11-72-6-W6 |
| Exterior: | Stone, Vinyl Siding | Zoning: | RR-1 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)

Inclusions: Floating Shelves, Fixed Cabinet Above Toilet in 4 pc Bathroom, Garage Door Opener(s) and Remotes(2 lrg door, 1 sm door) Garage Unit Heater, A/C Unit, Custom Sandbox, Garden Box.

Modern fully finished 4 bed, 3.5 bath two storey is located on a quiet street in the family-focused Whispering Ridge community, just steps from the nearby park/playground, walking trails, pond, and K-8 school. Large tiled entry welcomes you into the open concept main floor plan merging the living, kitchen and dining areas. Living area features engineered hardwood and fireplace with beautiful floor-to-ceiling stone surround to cozy up around. Functional kitchen offers espresso cabinetry with fully tiled backsplash, corner pantry, SS appliances. handy 7-seater breakfast bar for casual meals and a spacious dining area with deck access for more formal occasions. A half bath and convenient main floor laundry/mudroom off the garage are a nice touch. Retreat to the second floor, which offers two spare bedrooms both with hardwood, 4 pc bath w/tile surround, and a master suite complete with walk-in closet and a luxurious 5 pc ensuite featuring a double vanity, soaker tub, and separate shower. The fully finished basement adds another bedroom, 4 pc bath, and large rec room, all professionally finished. TRIPLE attached HEATED garage is insulated/boarded with hot/cold taps, floor drains, workbench, and man door to large fenced and landscaped backyard with 16x10 pressure treated deck w/regal railing + BBQ gas line where you'll enjoy the south sun. Additional features include 9ft ceilings up/down, MDF shelving, recessed lighting, hot water on demand, rough-in for central vac, CENTRAL A/C and RV PARKING. All of this plus COUNTY TAXES and it could be yours!