



GRASSROOTS
REALTY GROUP

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15238 104 Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2193645



\$649,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,668 sq.ft.	Age:	2011 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full, Walk-Out To Grade
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan, See Remarks

Water:	Public
Sewer:	Public Sewer
Condo Fee:	-
LLD:	-
Zoning:	RR-2
Utilities:	-

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Door Opener & Controls, Window Coverings

Located in the desirable community of Whispering Ridge, this fully finished modified bi-level home with heated double garage sits on a spacious corner lot across from a park and offers the benefit of lower county taxes. Featuring 5 bedrooms, a loft-style den area, plus 3 bathrooms, this home provides plenty of space for families of all sizes. The open concept main floor boasts an entertaining kitchen with ample counter & cupboard space, stainless steel appliances, and large island with eating bar. Complimented with a bright living area, a cozy gas fireplace and spacious dining room. Patio doors take you to the deck with a fully fenced and landscaped backyard. Two good sized bedrooms and a full bathroom complete your main floor. The primary suite is privately located on its own level, complete with a walk-in closet and luxurious 5 pc ensuite boasting a two sided fireplace. The fully developed walk out basement offers additional living space, perfect for a recreation room or home gym, 2 more bedrooms and a full bathroom. With a beautifully landscaped yard providing an oasis, you have a hot tub for relaxing with added privacy, plus ample parking with room for RV parking in the backyard, and close proximity to parks & schools, this home is a must-see! Book your showing today!