

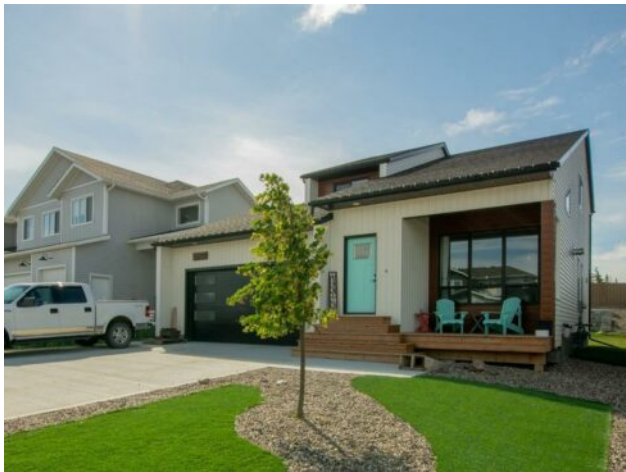


**GRASSROOTS**  
REALTY GROUP

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10737 150 Avenue  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2200504



**\$534,900**

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,653 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cleared, Front Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Metal Siding , Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Built by the reputable homebuilder Little Rock, this stunning custom home in highly desirable Whispering Ridge is only five years old and boasts incredible curb appeal with low-maintenance green turf, rock accents, and a double concrete driveway leading to the heated 26 x 21 garage. Massive front windows flood the space with natural light, highlighting the super high vaulted ceilings, a gorgeous brick fireplace stretching to the top, a handcrafted wood mantle, faux wood beams, and shiplap. The remarkable U-shaped kitchen features a stylish tile backsplash, newer appliances, matching floating shelves, and a built-in range hood, while the spacious dining area has patio doors leading to a covered deck. A beautiful barn door separates the powder room, mudroom, and garage entrance for added privacy. Upstairs, a versatile flex area connects the bedrooms and bathrooms, with the main full bath offering hard surface countertops, a tile backsplash, and a tub surround. The upper-level laundry room includes a sink and extra cabinetry for convenience. Two generously sized bedrooms complement the enormous master suite, which features a board & batten feature wall, a private balcony overlooking the backyard, and a full ensuite with a barn door entrance, hard surface counters, a tile backsplash, a tile tub surround, a water closet, and an enormous walk-in closet with built-in organizers. The landscaped backyard is an entertainer's dream, featuring a beautifully designed concrete retaining wall with a fireplace area. This incredible property is a must-see!