



**15438 105 Street**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2203421**



**\$739,900**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,873 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Garage Faces Front, Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<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>	ICFs (Insulated Concrete Forms), Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RR1
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Dry Bar, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	Negotiable		

Stunning Fully Developed Home in Whispering Ridge! Welcome to #15438, nestled in the highly sought-after community of Whispering Ridge. This beautifully designed "Highmark Home Plan" sits on a quiet street, just steps from a park and Whispering Ridge School. Boasting 5 bedrooms, 3.5 bathrooms, a triple heated garage, and RV parking, this home is the perfect blend of luxury, functionality, and comfort. Inside, you'll find high-end finishes throughout, including granite countertops, hardwood and tile flooring, towering coffered ceilings, and central air conditioning. The main floor primary suite features a spa-like 5-piece ensuite with a jet tub and 5' shower. The walk-out basement, upper and lower decks, and hot water on demand make this home a dream for families and entertainers alike. As you enter, you're welcomed by a grand entryway with a spacious closet featuring built-in organizers. Upstairs, the open-concept layout is highlighted by soaring west-facing windows that flood the space with natural light. The kitchen boasts soft-close cabinetry, a cabinet-style pantry, eating bar, bright window over the sink looking into the back yard and ample storage. The main floor has a half bath for guests and a laundry room with sink for added convenience. The upper level offers two generously sized bedrooms, each with walk-in closets and custom organizers, plus a full 4-piece bathroom. The fully finished walkout basement is perfect for entertaining, complete with a rec room and dry bar. You'll also find two additional large bedrooms and another 4-piece bathroom to complete the space. Step outside to enjoy the beautiful backyard, featuring an upper deck off the dining room and a lower deck with a newly completed private hot tub area - with included Beachcomber 6 seat hot tub: 740 Hybrid energy efficient. Fully fenced yard offering fire pit

area, a gravel pad and side gate for large RV parking. The oversized 37' x 28' triple garage is a showstopper, featuring in-floor drains, hot and cold-water taps, and commercial-grade side-mount garage door openers with a locking pin system. This home is an absolute must-see! Don't wait—call your favorite agent today to schedule your private viewing!