



**GRASSROOTS**  
REALTY GROUP

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**15413 104B Street**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2213825**



**\$639,900**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,506 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Yard Drainage		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<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>	RR-1
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** None

This well-maintained bungalow in the desirable Whispering Ridge community offers the perfect blend of comfort, space, and style. With 5 spacious bedrooms and 3 full bathrooms, there's room for the whole family. The open-concept main floor features maple hardwood flooring and a bright, welcoming layout that flows seamlessly between the kitchen, dining, and living areas. The kitchen boasts granite countertops, ample cabinetry, and a large island—ideal for meal prep or casual dining. From the dining area, step onto the back deck and enjoy your private, fully landscaped yard. The fully finished basement offers massive additional living space, perfect for a home theater, playroom, or family lounge. It includes two more bedrooms, a bathroom, and a cozy fireplace—making it an ideal retreat for guests or teens. Granite countertops continue in the bathrooms, adding style and durability. Storage is abundant throughout the home, the heated garage, equipped with a floor drain, offers additional space for vehicles, tools, and seasonal gear. Outside, you'll find a fenced backyard with professional landscaping, concrete walkways, and a large stamped concrete patio—complete with electrical hookup for a hot tub, making it perfect for relaxing or entertaining. Located in a family-friendly neighborhood, you're just a short walk from playgrounds, a lake with walking trails, a church, and a school—everything you need is within reach. With high-end finishes, a smart layout, and a prime location, this home is move-in ready and waiting for you to make it your own.