GRASSROOTS REALTY GROUP

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10638 155 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2300878

$775,000

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,700 sq.ft.	**Age:**	2015 (11 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Concrete Driveway, Heated Garage, RV Access/Parking, Triple Garage Attach		
Lot Size:	0.23 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	**Water:**	Public
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	Public Sewer
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding	**Zoning:**	RS
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer/Dryer, TV Mounts, Garage Door Openers, AC, Garage Heater

Impressive craftsmanship, thoughtful design, and exceptional value—this stunning Deeproot home is sure to stand out. At $775,000, it’s hard to believe everything this sparkling, fully developed floor plan offers. Perfectly positioned on a massive lot—far from your standard Whispering Ridge size—this property backs onto Westlake homes and mirrors those larger lot dimensions, offering a rare combination of space, privacy, and long-term value. With RV parking and a triple car garage featuring a convenient pull-through third bay, this home delivers both function and flexibility for families, toys, and day-to-day living. The garage is heated and finished with spray foam insulation, providing year-round comfort and efficiency. Step inside to a spacious, welcoming entryway complete with built-in lockers and storage—ideal for keeping life organized. As you move upstairs, you’re greeted by a bright and airy main level enhanced by vaulted ceilings and a seamless open-concept layout. The kitchen, dining, and living areas connect effortlessly, creating a space that feels both expansive and inviting. A striking floor-to-ceiling, double-sided fireplace acts as a stunning focal point, subtly defining the dining and living spaces while maintaining flow and warmth throughout. The kitchen is finished with quartz countertops, complemented by rich hardwood flooring and ceramic tile, delivering both durability and elevated style. The main floor primary suite is thoughtfully positioned for privacy and convenience, offering a spacious retreat complete with a large walk-in closet and a beautifully appointed 5-piece ensuite featuring a soaker tub and tiled shower. Upstairs, you’ll find two well-sized bedrooms, a full bathroom, and a charming office nook at the top of the stairs—perfect for homework, remote work, or a quiet reading space.

The fully developed basement expands your living options even further, featuring two additional bedrooms, a full bathroom, a large rec room ideal for family gatherings or entertainment, and a massive laundry room with tile flooring that adds both practicality and function. Spray foam insulation continues into the basement, enhancing comfort and efficiency throughout the home. A classic Deeproot build with high-end finishes, vaulted ceilings, and a layout designed for real life—this home offers space, quality, and versatility in every corner. From the oversized lot to the upgraded features, this is a property that delivers on both lifestyle and long-term value.

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