



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

10713 152B Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2301766



\$799,900

| | | | |
|------------------|---------------------------------------|---------------|------------------|
| Division: | Whispering Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,395 sq.ft. | Age: | 2017 (9 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Heated Garage, Triple Garage Attached | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Landscaped, Lawn, Many Trees | | |

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|--------------------|--|-------------------|--|
| Heating: | Forced Air | Water: | Public |
| Floors: | Carpet, Hardwood, Tile | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Masonite, Stone | Zoning: | RR-2 |
| Foundation: | Poured Concrete | Utilities: | Electricity Connected, Natural Gas Connected |
| Features: | Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s) | | |
| Inclusions: | Garage door openers and controls | | |

Welcome to this exceptional two-storey home built by Deeproot Homes, perfectly situated in the peaceful community of Whispering Ridge. Located on one of the area's most sought-after, well-established streets, this property enjoys a prime setting directly across from a scenic pond. Offering 2,395 sqft above grade, this fully upgraded two-storey with a triple heated garage and Air conditioned home. The exterior features durable and attractive Hardie Plank siding and stone, providing long-lasting protection with modern curb appeal. The home also features soffit lighting. Step inside to an inviting, open-concept main floor designed for everyday living and entertaining. You'll find a front office, a bright and spacious living room with a fireplace, a convenient powder room, and a practical garage entry with built-in storage. The dining area flows seamlessly into a beautifully appointed kitchen, complete with quartz countertops, a large island, and a butler's pantry with additional cabinetry and prep space. Upstairs, the home continues to impress with a generous bonus room, a full main bathroom, and three well-sized bedrooms, including a large primary suite featuring a walk-in closet with direct access to the laundry room and a unique two-sided fireplace, creating a warm and relaxing atmosphere. The luxurious ensuite includes dual sinks, a freestanding tub, and a beautifully tiled glass shower. This home is filled with natural light, enhanced by large windows and a desirable south facing backyard that offers a spacious deck and mature evergreen trees. The yard is nicely landscaped with a low maintenance lawn and a fire pit area that backs onto paved walking trails. With all the upgrades already complete and a location that's second to none, this is a rare opportunity to own a truly standout home in Whispering Ridge!