



14909 106 Street  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2304633



**\$799,900**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	2,040 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	See Remarks
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Other
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** fridge, stove, dishwasher, OTR microwave, GDOx3

This 2040 sq/ft modified bilevel has a wide open floor plan with plenty of room for the whole family. Kitchen has a large island, granite counter tops, grey cabinets, stainless appliances, and a walk in pantry. Living room has fireplace and large windows for plenty of natural light. Master bedroom over the garage has a 5 piece ensuite and massive walk in closet. A three piece bathroom, and 2 large bedrooms complete the main floor. There is no shortage of closets and storage in this home. The triple car garage measures 36 feet wide and 26 feet deep. Located in Whispering ridge close to Schools, playgrounds, shopping and the new Hospital.