



10502 155 Avenue  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2305884



**\$999,900**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,984 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.45 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Ceramic Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	11-72-6-W6
<b>Exterior:</b>	Stone	<b>Zoning:</b>	RR-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, gas stove, two Convection ovens, Microwave, Dishwasher, all TV mounts, 12 reclining seats in theatre room, 3D projector and screen, all routers and stereo receivers, window coverings, shed, Control 4 and Rachio (Sprinkler system)

This incredible fully developed 5 Bedroom + Den, 5 Bath, bungalow in Whispering Ridge is the kind of home that immediately stands out. Set on the largest lot in the entire subdivision (.45 acres), the property offers a rare combination of space, privacy, and high-end finishing—inside and out. The main floor is designed to impress, featuring an open-concept layout with beautiful flooring, rich dark cabinetry, and thoughtfully selected custom details throughout. From the striking wood barn doors leading into the formal dining room to the tiled counter-tops and seamless layout, every element has been carefully curated. You’ll also find the convenience of main floor laundry, two additional bedrooms, and a spacious primary suite complete with a walk-in closet and a stunning ensuite with heated floors. Central A/C keeps the home comfortable year-round. Downstairs, the home truly elevates your lifestyle. A fully equipped theatre room—with projector, screen, and 12 reclining chairs—creates an unbeatable entertainment space. The basement also features in-floor heating, a wet bar with fridge, and two additional bedrooms, each with their own full bath and walk-in closet (3 primary bedrooms). Throughout the entire home, a Control4 system provides integrated audio for a seamless living experience. The XL garage is fully finished and heated, offering ample room for parking and storage. There’s also dedicated RV parking with water hookup and a septic dump—an incredibly practical and rare feature. Step outside and the scale of this property really becomes clear. The massive pie-shaped .45 Acre yard is fully landscaped with irrigation and offers a large deck with gazebo, stamped concrete patio, and a large shed for additional storage or workspace—all set on the biggest lot in Whispering Ridge. This is a property that delivers on

every level—space, function, and finish—all in one of the most sought-after neighbourhoods.