



**15230 104 Street**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2309529**



**\$570,000**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,403 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	RR
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Walk-In Closet(s)		

**Inclusions:** Shed, window coverings and appliances for basement suite

5-bedroom, 3-bathroom home in Whispering Ridge, ideally located across from a park and backing onto the pathway leading directly to Whispering Ridge School. Built in 2009, this fully finished walk-out modified bi-level offers 1,444 sq. ft. of functional living space and a rare combination of versatility, comfort, and family-friendly convenience. Situated on a quiet side street at 15230 104 Street, the home features a fully developed walk-out basement complete with a second kitchen and separate laundry, making it an excellent setup for large families, extended family living, guests, or added flexibility. The main floor features hardwood and lino flooring, laminate countertops, in-floor boiler heating throughout, and an air exchanger. The spacious 16' x 11' primary bedroom includes a walk-in closet and a private ensuite with a separate tub and shower. The in-floor heating system is divided into 5 separate zones, allowing independent temperature control for the main floor, primary bedroom level, basement living room and kitchen, basement bedrooms, and garage. Outside, you'll appreciate the fully fenced backyard with direct access to the walking path, a garden area, a shed with power and water, and a gate to the rear pathway. The oversized 27' x 24' heated garage is insulated and equipped with hot and cold water taps, a floor sump, and convenient backyard access, while the extra-long triple-wide 38' driveway provides plenty of parking for vehicles, trailers, or guests. Priced at \$570,000, this is a rare opportunity to own a spacious and versatile home in one of Whispering Ridge's most desirable locations while benefiting from County taxes that are approximately 48% lower than comparable properties within Grande Prairie city limits. Be sure to click the video or multimedia link to experience the 3D tour.