



14928 106 Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2316449



\$723,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,736 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Paved, Pie Shaped Lot, S		

Heating:	Central, ENERGY STAR Qualified Equipment, Fireplace(s), Standard, Forced Air, Natural Gas	Water:	Public
Floors:	Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	11-72-6-W6
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Manufactured Floor Joist, Vinyl Siding, Wood Frame	 zoning:	RR-2
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Data		
Inclusions:	None		

For more information, please click the "More Information" button. Welcome to this beautifully crafted modified bi-level (Crosslink Mackinley plan), offering thoughtfully designed living space with high ceilings, oversized windows, and upscale finishes throughout. From the moment you step inside, you'll appreciate the spacious entryway complete with a large coat closet and wide staircase leading to the bright, open-concept main floor. Flooded with natural light from the impressive floor-to-ceiling windows, the main living area showcases a striking 16' coffered ceiling and a cozy gas fireplace that creates the perfect focal point for both relaxing evenings and entertaining guests. The thoughtfully designed kitchen is sure to impress with sparkling quartz countertops, under-mount sink, soft-close wood cabinetry and drawers, under-cabinet lighting, a large island with breakfast bar seating, spacious pantry, and 2023 stainless-steel appliances. The adjoining dining area opens onto a generous 10' x 24' covered deck with enclosed storage below—an ideal space for morning coffee or summer gatherings. Enjoy views of the nearby playground and winter ice rink right from your deck, making this an exceptional location for families and active lifestyles alike. The fully fenced and landscaped backyard offers plenty of space for children and pets to play, plus a garden area and a lower deck space ideal for a future hot tub or gazebo retreat. The main floor also offers two good-sized bedrooms with generous closets and a full bathroom. On the second level, you will find a perfect loft area to set up your office or kids' play zone. You will fall in love with the luxurious primary suite complete with its own two-sided gas fireplace, walk-in closet, and spa-inspired 5-piece ensuite featuring a soaking tub and double vanity. Additional highlights include a 34' x 24' finished attached triple-car heated

garage (2024 Reznor heater) with hot and cold water taps, mesh shelving, and floor drains. Air conditioning (2024 Ameristar 14 SEER, 3.5-ton unit), Nest smart thermostat, Navien water heater, and a fully unfinished basement ready for your ideal development. The home also features an ICF foundation. This is a move-in ready, exceptionally maintained property that checks all the boxes—modern design, premium features, and an unbeatable location. A must-see!