



14916 102A Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2320519



\$389,900

Division:	Whispering Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,527 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Private		

Heating: Forced Air

Water: Public

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: Public Sewer

Roof: Asphalt Shingle

Condo Fee: -

Basement: Partial

LLD: -

Exterior: Concrete

Zoning: HDR

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: N/A

Move-in ready and freshly painted, this 3-bedroom, 2.5-bathroom corner-unit fourplex offers the perfect combination of comfort, convenience, and value in the family-friendly Whispering Ridge community. The functional layout features a living room fireplace, conveniently located upper-floor laundry, and a private yard. Enjoy summer inside and out with central air conditioning, and a deck with natural gas BBQ hookup for easy outdoor entertaining. An attached single-car garage provides secure parking and additional storage. Located just minutes from city amenities while benefiting from low county taxes, this home is close to Whispering Ridge Community School (Playschool to Grade 8), parks, playgrounds, and walking trails. Vacant and available for immediate possession, this is an excellent opportunity for families, first-time buyers, or investors alike.