



10214 154 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2323306



\$689,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,655 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	11-72-6-W6
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RR2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Tray Ceiling(s)		

Inclusions: Window Coverings

Immaculate, well-maintained modified bi-level with walkout basement and no rear neighbours in sought-after Whispering Ridge. A spacious tiled entry welcomes you into the bright, open-concept main floor highlighted by soaring coffered ceilings, rich hardwood flooring, and an abundance of large windows that fill the home with natural light. The stunning kitchen is designed for both everyday living and entertaining, featuring a large island with raised eating bar, stainless steel appliances, and a convenient corner pantry. The inviting living room is centred around a cozy gas fireplace, while the dining area offers direct access to the upper deck, creating the perfect space to enjoy the peaceful surroundings. Two generously sized bedrooms and a full bathroom complete the main level. Upstairs, you'll find a versatile office area overlooking the main floor along with an impressive primary suite featuring a walk-in closet, spacious ensuite, and a double-sided gas fireplace that can be enjoyed from both the bedroom and the relaxing jetted tub. The fully developed walkout basement adds even more living space with a fourth bedroom, full bathroom, laundry room with storage, and a large family room warmed by a gas stove. Additional features include air conditioning, a heated and finished garage, newly installed permanent outdoor lights, a fully fenced and beautifully landscaped yard with mature trees and decorative brick curbing. This one is NOT gonna last, so call your favourite realtor TODAY!