



GRASSROOTS
REALTY GROUP

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170 David Drive
Whispering Hills, Alberta

MLS # A2337963



\$489,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,621 sq.ft.	Age:	2012 (14 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Detached, Gravel Driveway		
Lot Size:	0.50 Acre		
Lot Feat:	Corner Lot, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	SV
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Vinyl Windows		

Inclusions: 2 laundry pedestals, basement fridge, stove & dishwasher.

Escape to the lake and enjoy the space and lifestyle that come with this well-cared-for property. Built in 2012, you will have over 3100 sq ft of living space. Everything about this home boasts comfort, functionality and relaxation. Offering a total of 6 bedrooms and plenty of room for family and guests. This home features main floor laundry, a walk-through pantry and a second kitchen downstairs, providing excellent flexibility for extended family, visitors, or additional living space. Outside, the property offers plenty of room to enjoy the outdoors, while the 24' x 26' finished garage provides a fantastic space for vehicles, toys, hobbies, or extra storage. Residents of the summer village enjoy lake access, with amenities including a boat launch, beach, and playground, making it easy to take full advantage of everything Baptiste Lake and Whispering Hills have to offer. Whether you're looking for a peaceful year-round home, a family getaway, or a place to create lasting lake memories, this property combines it all in a great recreational setting.