



GRASSROOTS
REALTY GROUP

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10620 151 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2341753



\$784,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,900 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	3
Garage:	Heated Garage, RV Access/Parking, Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Corner Lot, Low Maintenance Landscape		

Heating:	In Floor, Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Garage heater, A/C, garage shelving, cabinets and work bench, central vac and attachments, tv mount, shed, window coverings, Govee Christmas home lights

This immaculate, fully developed walkout home in Whispering Ridge offers an excellent location, unrivaled parking, and the benefit of County taxes. Situated on a fully landscaped corner lot, the property fronts a quiet green space with easy access to neighborhood walking trails and a pond. The parking setup is incredible and offers room for all your toys: a massive driveway accommodates up to nine vehicles, complementing dedicated RV parking complete with a 30-amp plug and sanitary dump. This all leads to a massive 32x28 finished triple garage outfitted with both in-floor and forced-air heating, floor drains, built-in cabinets, overhead shelving, and a workbench. Inside, the home boasts 3,100 developed sq. ft. of exceptionally well-kept living space. The vaulted main floor features vinyl plank flooring, abundant natural light, and a gas fireplace. Built for everyday family life and effortless entertaining, the kitchen centers around a huge 9-foot granite island, complete with roll-out cabinet organizers, a corner pantry, and stainless steel appliances. The open-concept layout flows smoothly out to a covered deck equipped with maintenance-free railing and a natural gas line. Two spacious bedrooms, a full bathroom, and convenient laundry complete the main floor. The upper level is entirely dedicated to the private primary suite, featuring a huge walk-in closet and a spa-like ensuite with a large soaker tub, double vanity, and a massive tile-and-glass shower with dual heads. Downstairs, the finished walkout basement feels like a true extension of the home. Warmed by in-floor heating, it offers a large, bright rec room, two additional bedrooms with walk-in closets—one showcasing a beautiful coffered ceiling—a full bathroom, ample storage, and the option for a second laundry set. Complete with granite surfaces throughout, A/C, central vac, custom blinds, permanent

Govee exterior lights, a storage shed, and a backyard swing gate for extra toys, every detail of this turnkey property is dialed in and ready for its next family.