



GRASSROOTS
REALTY GROUP

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14409 107 Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2343393



\$829,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,142 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	7592.00 Acres		
Lot Feat:	Back Yard, Cleared, Front Yard, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	2-72-6-W6
Exterior:	Stone, Vinyl Siding	Zoning:	RR-2
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to this thoughtfully designed two-storey new build, offering a functional family-friendly layout, modern finishes, and plenty of room to grow. The main floor features a welcoming living room with an electric fireplace, a well-appointed kitchen with quartz countertops, a large island, and a convenient walk-through pantry. The adjoining dining area offers patio door access to the deck, complete with a gas line for your BBQ. Vinyl plank flooring flows throughout the main level, along with a convenient half bath and a welcoming entry with built-in cubbies and closet space. Upstairs, you'll find four spacious bedrooms, two full bathrooms, and a dedicated laundry room with sink. The primary suite offers a generous walk-in closet and a large ensuite featuring double sinks, a deep soaker tub, and a tiled stand-up shower. The main upstairs bathroom also includes double sinks, making busy mornings a little easier for the whole family. The finished triple-car garage provides plenty of room for vehicles, storage, and hobbies, while the exterior offers RV parking complete with a 30-amp plug. The unfinished basement provides an excellent opportunity to create additional living space, bedrooms, a recreation room, home gym, or whatever best suits your needs. With its thoughtful design, modern finishes, and room for future development, this home is an excellent choice for those looking for comfort, functionality, and long-term value.