



GRASSROOTS
REALTY GROUP

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10632 154 A Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2343857



\$775,000

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,240 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Front, Heated Garage		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Corner Lot, Garden, Gazebo, Irregular Lot, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RR1
Foundation:	Poured Concrete	Utilities:	-

Features: Crown Molding, Double Vanity, Dry Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Stove, Range Hood, Built in Microwave, Dishwasher, Washer, Dryer, AC, Garage Heater, Blinds, Gazebo, Garden Boxes, GDO & Remote

FULLY DEVELOPED, WITH EVERYTHING YOU COULD WANT AND NEED! Welcome to this unique 2 storey home, that was crafted with families in mind, and designed for everyday living. When you enter inside you're greeted with a large and welcoming designated entry way. You have a hallway that leads you to your main floor living areas, or else a hall to your half bathroom and mud room with Garage Access. Your mud room is the perfect place for kids to drop their bags and hang their coats! Entering into the tasteful kitchen, you'll be wowed by the number of cabinets, drawers and counter space you have. Don't forget to look inside of them! Few have pantry drawer pulls for you. The quartz counter tops. The stainless steel appliances and a stove that's roughed in for gas. The built in microwave, the division of space from your kitchen to your open living room and dining room! Living room is complimented by a floor to ceiling rock fireplace. Dining room is complimented by windows and leads you to your deck and your grand yard space. Upstairs you'll be impressed by the room you have!! Upstairs laundry, 2 kids bedrooms, a MASSIVE BONUS ROOM, and a master retreat of a bedroom/en-suite. A double vanity, with his and her sinks, a toilet room, a soaker tub and a walk in shower finish this oasis. This home comes complete, with a newer fully developed basement, completed professionally, has a new AC unit, the Garage is an attached triple car garage that's heated. The fencing here is newer. Comes fully landscaped, with a rear deck with a privacy wall, bbq'ing is made easy with a convenient gas line, and a second lower level deck with a Gazebo is a great spot to be outside but in the shade. A perfect sized yard for kids to play, family to gather, dogs to roam around. You'll get to enjoy planting your own garden here next season too if you just so happened to want to garden

in your raised garden beds. This one is located on a quiet corner lot in the Whispering Ridge Community just a short walk to the neighbourhood pond, paths, and playgrounds. This home is also near the communities Public K-8 School! And don't forget about those County Property Taxes as a nice perk! Get moving into this one immediately, and settle in to enjoy the rest of our Grande Prairie SUMMER before the new school year begins. This, is the home for you!