



GRASSROOTS
REALTY GROUP

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14807 102A Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2347838



\$499,900

Division:	Whispering Ridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,213 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	Public
Floors:	Vinyl Plank	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	11-72-6-W6
Exterior:	Stone, Vinyl Siding	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer, All Window Coverings, Shed, Flower Bins, AC

Welcome to this beautifully maintained bungalow in desirable Whispering Ridge, offering comfortable one-level living, a spacious layout, low County taxes, and a great list of extras! Built in 2018, this 1,213 sq. ft. half duplex features 2 bedrooms, 2 full bathrooms, convenient main-floor laundry, and a bright open-concept kitchen, dining, and living area that feels welcoming and spacious from the moment you walk in. The kitchen is finished with quartz countertops, plenty of cabinetry, and a brand-new refrigerator, while the adjoining dining and living spaces offer plenty of room for everyday living and entertaining. The primary bedroom provides a comfortable retreat, while both bedrooms are equipped with roller blinds and blackout blinds for added privacy and convenience. The undeveloped basement offers excellent future development potential, with plenty of room to accommodate 2 additional bedrooms, another bathroom, a spacious rec room, and storage — allowing you to nearly double your usable living space and customize it to suit your needs. Outside, the front and back yards are fully landscaped, with the backyard also fully fenced and complete with a deck, lower concrete step/patio pad, and storage shed. It is a great setup for entertaining, pets, kids, or simply enjoying the warmer months. Additional features include air conditioning and an electric heated double attached garage, making this home comfortable and functional year-round. Located in one of the County's most sought-after communities, you can enjoy the appeal of Whispering Ridge along with the benefit of County taxes. ****Bungalows do not come available often in Whispering Ridge****, making this a great opportunity for buyers looking for one-level living in this highly desirable community. Well cared for, move-in ready, and offering plenty of room to grow, this home is ready for its next

owners!