



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**15238 104 Street**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2193645**



**\$649,900**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,668 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full, Walk-Out To Grade
<b>Exterior:</b>	Stone, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Open Floorplan, See Remarks

<b>Water:</b>	Public
<b>Sewer:</b>	Public Sewer
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RR-2
<b>Utilities:</b>	-

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Door Opener & Controls, Window Coverings

Located in the desirable community of Whispering Ridge, this fully finished modified bi-level home with heated double garage sits on a spacious corner lot across from a park and offers the benefit of lower county taxes. Featuring 5 bedrooms, a loft-style den area, plus 3 bathrooms, this home provides plenty of space for families of all sizes. The open concept main floor boasts an entertaining kitchen with ample counter & cupboard space, stainless steel appliances, and large island with eating bar. Complimented with a bright living area, a cozy gas fireplace and spacious dining room. Patio doors take you to the deck with a fully fenced and landscaped backyard. Two good sized bedrooms and a full bathroom complete your main floor. The primary suite is privately located on its own level, complete with a walk-in closet and luxurious 5 pc ensuite boasting a two sided fireplace. The fully developed walk out basement offers additional living space, perfect for a recreation room or home gym, 2 more bedrooms and a full bathroom. With a beautifully landscaped yard providing an oasis, you have a hot tub for relaxing with added privacy, plus ample parking with room for RV parking in the backyard, and close proximity to parks & schools, this home is a must-see! Book your showing today!