



**GRASSROOTS**  
REALTY GROUP

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**10625 155 Avenue**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2210088**



**\$749,800**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,935 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Drive Through, Driveway, Heated Garage, Parking		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	11-72-6-W6
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RR-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Beautiful 4-Bed, 2.5-Bath Home in Whispering Ridge. Enjoy city services with county taxes in this well-maintained home just steps from a park and close to schools. Recent updates include new flooring, hardware, light fixtures, trim, fresh paint, and a stunning new fireplace. The spacious living room features a gas fireplace and abundant natural light. The kitchen boasts new stainless appliances, an island with eating bar, walk-through pantry, and access to a large, covered deck. A convenient half-bath is located off the garage entry. Upstairs, the master suite offers a walk-in closet and a luxurious ensuite with soaker tub, separate shower, and dual sinks. Two additional bedrooms, a full bath with dual sinks, a bonus room, and laundry room complete the upper level. The basement is 60% finished with drywall, electrical, and one bedroom in place. Central A/C is an added bonus on hot summer days. The triple attached garage is finished, heated, and includes two floor drains, hot/cold taps, and a drive-through bay to the backyard. There's also RV parking and a finished, heated detached double garage with a concrete pad. The private, fenced yard features mature trees, a firepit, and a massive, maintenance-free two-tier deck with hot tub&mdash;perfect for year-round enjoyment.