



**GRASSROOTS**  
REALTY GROUP

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**15406 106 Street**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2210674**



**\$897,900**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,898 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Triple Garage Attached		
<b>Lot Size:</b>	0.29 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RR-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Tankless Hot Water		

**Inclusions:** none

This stunning home backs a serene pond and offers unobstructed west-facing views—perfect for enjoying breathtaking sunsets. Move-in ready & very well cared for, it features engineered hardwood and tile flooring, granite countertops throughout, a soaring 14-foot tray ceiling, and a ceiling-high stone gas fireplace that adds warmth and style. Open concept living space is great for gathering everyone together. The kitchen boasts a very large island, lots of beautiful cabinetry, and stainless steel appliances featuring a gas range. The patio doors lead out to your spacious upper deck that boasts the most amazing views of the pond and skyline. The main floor also has two bedrooms and a full bath. The upper level has a lovely sitting area as well as office/homework desk area. And the spacious master suite, complete with a very large ensuite showcasing a jet tub, glass shower & double sinks, and nice walk-in closet. The wonderful fully finished walkout basement includes a cozy family room with a bar -ideal for entertaining or relaxing with family-, two large bedrooms -one could be a theatre room-, a large full bathroom, and a laundry/utility room with great under stairs storage. The oversized 40' x 26' heated and finished garage offers ample space, plus there's a 40-foot RV parking pad alongside with a 50A plug and access to the large shed. The front yard is fully landscaped, and the back of the home features both upper and lower covered decks overlooking the peaceful pond. The home features AC, central vac, gas line for BBQ, and irrigation system. This truly gorgeous home must be seen to be fully appreciated! Location is also a bonus with a large park & green space right across the street & access to the walking paths that join to the city trails.

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