

10633 154A Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2221868

\$859,900

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|-----------|--|--------|-------------------|
| Division: | Whispering Ridge | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,897 sq.ft. | Age: | 2013 (12 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Parking Pad, RV Access/Parking, RV Gated, Triple Garage Attached | | |
| Lot Size: | 0.25 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Ya | | |

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|-------------|--|------------|------------|
| Heating: | Forced Air | Water: | Public |
| Floors: | Tile, Vinyl Plank | Sewer: | None |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | 11-72-6-W6 |
| Exterior: | Concrete, Vinyl Siding | Zoning: | RR-1 |
| Foundation: | ICF Block | Utilities: | - |
| Features: | Bar, Built-in Features, Ceiling Fan(s), Crown Molding, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows, Wired for Sound | | |
| Inclusions: | N/A | | |

Located in one of Grande Prairie's most desired neighborhoods, this stunning 1,897 sq ft modified bi-level offers a rare blend of luxury, comfort, and thoughtful design. South-facing and backing onto greenspace with peaceful pond views, this home features a massive 24'x14' covered deck complete with built-in lights, and a BBQ gas line—perfect for entertaining. The exterior includes RV parking with a 30-amp plug, custom metal gates, and concrete extending all the way to the back deck. A triple car garage with floor drains adds to the convenience. Inside, you'll find 5 bedrooms, 3 bathrooms, and an open-air office overlooking the main level. The home is filled with extras like built-in speakers throughout, a gas fireplace, central A/C, fireproof and soundproof insulation between the main floor and basement, and a raised subfloor in the basement for added warmth. The basement also includes a bar area with a full-size fridge, microwave, cabinetry, and countertops—ideal for entertaining or converting to a kitchenette. The spacious master suite boasts a 5-piece ensuite with a jetted tub, tiled shower, and walk-in closet. Soaring 14-foot ceilings and oversized windows flood the home with natural light and showcase the serene views. Situated on a quiet street close to Whispering Ridge School, walking trails, and enjoying the benefit of low county taxes, this home truly checks every box for upscale family living.