

15109 102A Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2236103

\$634,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,622 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	11-72-6-W6
Exterior:	Brick, Vinyl Siding	Zoning:	RR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s)		
Inclusions:	Bookshelf in office/bedroom, garage heater		

Whispering Ridge is a county subdivision minutes from Grande Prairie with a newer elementary school, incredible sports facility, walking trails, playgrounds and LOWER PROPERTY TAXES! Spacious, fully developed BUNGALOW with MAIN FLOOR LAUNDRY! This home boasts five bedrooms, including a generous primary suite, and three full bathrooms. Open floor-plan with kitchen and living room area, perfect for family gatherings and entertaining. Large windows in the living space flood the area with natural light, while a fireplace adds warmth and ambiance. The kitchen features an island, dark cabinetry and stainless steel appliances. Bedrooms are well-sized and comfortable, with the primary bedroom showcasing ample space and an en-suite bathroom which includes double sinks, 2 person shower and a luxurious soaking tub for a spa like feel. The main floor laundry room features NEW front-loading appliances and offers additional storage. The basement is massive with tonnes of room for the whole family. It features a dry bar, 2 bedrooms and full bathroom, in-floor heat. The property also includes a beautifully landscaped outdoor living space with an impressive retaining wall loaded with perennials. The yard is irrigated too! Heated spacious garage and ample parking.