



GRASSROOTS
REALTY GROUP

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10613 155 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2193052



\$604,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,671 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Heated Garage, Off Street, Parking Pad, Triple Garage Att		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RR-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, No Smoking Home, Pantry, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	N/A		

3 Car Garage PLUS RV Parking! Nestled on a quiet street in the highly desirable Whispering Ridge community, this fully finished two-storey home offers everything a growing family could need. Located just steps from a park, playground, walking trails, a pond, and a K-8 school, it's a perfect blend of convenience and tranquility. The spacious main floor features a large tiled entry that flows into an open-concept living area, dining room, and kitchen. The living room is accented by engineered hardwood floors and a floor-to-ceiling stone fireplace, perfect for cozy evenings. The functional kitchen boasts espresso cabinetry, a tiled backsplash, stainless steel appliances, a corner pantry, and a breakfast bar. The dining area provides access to the deck, ideal for entertaining or family meals. A half-bath and a main-floor laundry/mudroom off the garage complete the space. Upstairs, you'll find two generously sized spare bedrooms with hardwood flooring and a full 4-piece bath with a tile surround. The master suite is a true retreat, featuring a walk-in closet and a luxurious 5-piece ensuite with a double vanity, soaker tub, and separate shower. The fully finished basement offers an additional bedroom, a 4-piece bath, and a large rec room. The home's exterior includes a triple attached, heated garage with a man door leading to a spacious and fenced backyard. Enjoy the south-facing sun from the 16x10 pressure-treated deck, complete with regal railing and a BBQ gas line. Additional features include 9-ft ceilings on both levels, hot water on demand, central A/C, and RV parking. Best of all, this property enjoys the benefit of county taxes. This exceptional home has it all — call your real estate agent to make it yours today!

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