



GRASSROOTS
REALTY GROUP

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

MLS # A2211000



\$639,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,725 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	11-72-6-W6
Exterior:	Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	RR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Built in shelving in upstairs bedrooms & Office		

This contemporary residence in Grande Prairie, Alberta offers 2640 sq. ft. of fully developed living space across two floors. The home boasts four bedrooms, including a generous primary suite, and three full bathrooms. The layout incorporates essential spaces like the laundry room, multiple closets, and a welcoming hallway. The heart of the home is a combined 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 sleek, dark cabinetry and stainless steel appliances, including a French door refrigerator. Bedrooms are well-sized and comfortable, with the primary bedroom showcasing ample space and an en-suite bathroom which includes a luxurious soaking tub, ideal for relaxation. The laundry room is equipped with brand new modern, front-loading appliances and offers additional storage. The basement is massive with tonnes of room for activities. It features a wet bar & in-floor heat for those cozy nights indoors! Throughout the home, attention to detail is evident in the stylish fixtures, carpeted and tile flooring, and tasteful decor. The property also includes outdoor living space with irrigation system, visible through the living room windows. With its blend of functionality and modern design, this home provides a comfortable and attractive living environment for your family. Don't hesitate to book your showing immediately!