

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

**MLS # A2221868**



**\$869,900**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,897 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad, RV Access/Parking, RV Gated, Triple Garage Attached		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Ya		
<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	None
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	11-72-6-W6
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	RR-1
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-

**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, speakers, 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.