

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

**MLS # A2236103**



**\$634,900**

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

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