

15225 104A Street  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2151565



**\$629,900**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,704 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Gazebo, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Fireplace(s), Forced Air
<b>Floors:</b>	Carpet, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Bar, Beamed Ceilings

<b>Water:</b>	Public
<b>Sewer:</b>	Public Sewer
<b>Condo Fee:</b>	-
<b>LLD:</b>	11-72-6-W6
<b>Zoning:</b>	RR-2
<b>Utilities:</b>	-

**Inclusions:** N/A

PUBLIC OPEN HOUSE THIS SUNDAY SEPTEMBER 22, 2024 FROM 2-4 PM. SEE YOU THERE!

You will love the unique layout of this stunning modified bi-level in Whispering Ridge! A dream kitchen with a convenient island to enjoy entertaining. Top of the line appliances, including Smart Hub Samsung refrigerator. Open, spacious & very bright kitchen, living room and dining area with all the East facing windows. Access to the deck (with storage under it) from the living area. A feature rock wall with a gas fireplace to cozy up too. The main floor is finished off with 2 good sized bedrooms and a 3 pce bath. Going up to the primary bedroom there is a nook area for your office needs and or a reading area that is overlooking the main floor. Stylish french doors lead to the primary bedroom accompanied with elegant custom drapery and a walk in closet. Attractive double sided gas fireplace between the spacious primary bedroom and the ensuite. The ensuite features his and her sinks, separate shower & a soaker tub. The basement hosts a new wet bar in the family room, a 4th bedroom, 3 pc bathroom & laundry room. Radiant heated garage is 28 x 24. Newer Air Conditioner for those hot summer days. A gazebo to enjoy in the summer too. This home is a real pleasure to show.