

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

**MLS # A2163016**



**\$599,900**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,673 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Heated Garage, RV Access/Parking, Triple Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, 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>	Stone, Vinyl Siding	<b>Zoning:</b>	RR-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** Floating Shelves, Fixed Cabinet Above Toilet in 4 pc Bathroom, Garage Door Opener(s) and Remotes(2 lrg door, 1 sm door) Garage Unit Heater, A/C Unit, Custom Sandbox, Garden Box.

Modern fully finished 4 bed, 3.5 bath two storey is located on a quiet street in the family-focused Whispering Ridge community, just steps from the nearby park/playground, walking trails, pond, and K-8 school. Large tiled entry welcomes you into the open concept main floor plan merging the living, kitchen and dining areas. Living area features engineered hardwood and fireplace with beautiful floor-to-ceiling stone surround to cozy up around. Functional kitchen offers espresso cabinetry with fully tiled backsplash, corner pantry, SS appliances. handy 7-seater breakfast bar for casual meals and a spacious dining area with deck access for more formal occasions. A half bath and convenient main floor laundry/mudroom off the garage are a nice touch. Retreat to the second floor, which offers two spare bedrooms both with hardwood, 4 pc bath w/tile surround, and a master suite complete with walk-in closet and a luxurious 5 pc ensuite featuring a double vanity, soaker tub, and separate shower. The fully finished basement adds another bedroom, 4 pc bath, and large rec room, all professionally finished. TRIPLE attached HEATED garage is insulated/boarded with hot/cold taps, floor drains, workbench, and man door to large fenced and landscaped backyard with 16x10 pressure treated deck w/regal railing + BBQ gas line where you'll enjoy the south sun. Additional features include 9ft ceilings up/down, MDF shelving, recessed lighting, hot water on demand, rough-in for central vac, CENTRAL A/C and RV PARKING. All of this plus COUNTY TAXES and it could be yours!