

**10619 155 Avenue**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2197723**



**\$749,900**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,417 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Driveway, Garage Door Opener, Garage Faces Front, Heated		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RR-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Breathtaking! Immaculate! Welcome to this Customized Executive 2417 sq. ft. home in Whispering Ridge. This 2 Storey with A/C is bright, impressive & has a desired open floor plan. The main level is complete with living room, den/5th bedroom, main floor laundry, and 9' ceilings. Also on the main level is the gorgeous white kitchen & dining area is spacious, clean, with plenty of natural light that compliments the SS appliances, granite, soft close cabinets & drawers, hidden garbage drawer, island & under cabinet lighting. Upstairs are 3 huge bedrooms large enough for a King Bed & massive bonus room/ family space. The master bedroom has its own private deck, vaulted ceilings, walk in closet & 5 piece en suite featuring contemporary soaker tub, custom tile shower & his & hers double vanity sinks. The fully finished basement boasts 2 open living areas, an additional large bedroom and 3 piece bathroom. Outside and rounding off the property is the fully landscaped yard; with a partially covered back deck, a stamped pad fire pit area, space for a play area or garden, a concrete RV pad & a triple heated garage with floor drain. This property is turn key ready and incredibly cared for with pride of ownership. You do not want to miss the opportunity of experiencing this home for yourself! Call today with any question & to book a showing!