

**15100 104A Street**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2172991**



**\$590,000**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,727 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Interior Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	11-72-6-W6
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Tankless Hot Water, Tray Ceiling(s), Walk-In Closet(s)

**Inclusions:** Fireplace in Backyard, T.V. Wall Mount in Master, Floating Shelves

IMMEDIATE POSSESSION available on this exquisite 1727 sq. ft. modified bi-level located in the coveted Whispering Ridge subdivision. Step inside to discover a haven of modern luxury starting with a grand tiled entrance and extra-wide staircase that will certainly impress, along with an array of added features including coffered ceilings, hardwood flooring (no carpets), quartz countertops throughout and much more! The heart of this home is the spacious kitchen, offering an abundance of rich espresso cabinets, fully tiled backsplash, corner pantry, sleek stainless appliances including gas stove, and island with breakfast bar, perfect for enjoying morning meals. The open concept layout flows seamlessly through to the dining and living area with large windows flooding the interior with lots of natural light and warmed by a beautiful floor-to-ceiling stone fireplace. Two spare bedrooms for the kids or guests and a 4 pc bath complete the main floor. Another wide stairway leads up to an open loft/bonus area that provides endless possibilities for use as a home office, media room, or play area. The expansive master bedroom nearby is a luxurious retreat featuring a cozy two-sided fireplace, walk-in closet and an ensuite with dbl vanity, fully tiled rainfall shower, and soaker tub perfect for relaxing by the fire. Additional features include CENTRAL A/C(July 2023), hot water on demand, central vac, and NEW washer/dryer with steam(March 24). Dbl attached HEATED garage is finished and includes floor drain, and hot/cold taps with rough-in for sink. Fully fenced and landscaped with designated lower fire pit area, handy shed for outdoor storage and UNDERGROUND IRRIGATION WATER SYSTEM(ran by Rachio App.) for both front and back yard. Enjoy outdoor gatherings on the back deck with access from the dining room and a practical gas line for your BBQ. With

the convenience of Whispering Ridge's K-8 SCHOOL ONLY STEPS AWAY, LOW COUNTY TAXES, and proximity to city amenities, this truly TURN-KEY home is ready for you to move in and enjoy!