

**15438 105 Street**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2203421**



**\$739,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Whispering Ridge  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Modified Bi-Level   |               |                   |
| <b>Size:</b>     | 1,873 sq.ft.  | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Driveway, Garage Faces Front, Heated Garage, Triple Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.26 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn     |               |                   |

|                    |  |                   |              |
|--------------------|--|-------------------|--------------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas  | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood   | <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>   | ICFs (Insulated Concrete Forms), Stone, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | RR1          |
| <b>Foundation:</b> | ICF Block  | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Double Vanity, Dry Bar, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s) |                   |              |
| <b>Inclusions:</b> | Negotiable   |                   |              |

Stunning Fully Developed Home in Whispering Ridge! Welcome to #15438, nestled in the highly sought-after community of Whispering Ridge. This beautifully designed "Highmark Home Plan" sits on a quiet street, just steps from a park and Whispering Ridge School. Boasting 5 bedrooms, 3.5 bathrooms, a triple heated garage, and RV parking, this home is the perfect blend of luxury, functionality, and comfort. Inside, you'll find high-end finishes throughout, including granite countertops, hardwood and tile flooring, towering coffered ceilings, and central air conditioning. The main floor primary suite features a spa-like 5-piece ensuite with a jet tub and 5' shower. The walk-out basement, upper and lower decks, and hot water on demand make this home a dream for families and entertainers alike. As you enter, you're welcomed by a grand entryway with a spacious closet featuring built-in organizers. Upstairs, the open-concept layout is highlighted by soaring west-facing windows that flood the space with natural light. The kitchen boasts soft-close cabinetry, a cabinet-style pantry, eating bar, bright window over the sink looking into the back yard and ample storage. The main floor has a half bath for guests and a laundry room with sink for added convenience. The upper level offers two generously sized bedrooms, each with walk-in closets and custom organizers, plus a full 4-piece bathroom. The fully finished walkout basement is perfect for entertaining, complete with a rec room and dry bar. You'll also find two additional large bedrooms and another 4-piece bathroom to complete the space. Step outside to enjoy the beautiful backyard, featuring an upper deck off the dining room and a lower deck with a newly completed private hot tub area - with included Beachcomber 6 seat hot tub: 740 Hybrid energy efficient. Fully fenced yard offering fire pit

area, a gravel pad and side gate for large RV parking. The oversized 37' x 28' triple garage is a showstopper, featuring in-floor drains, hot and cold-water taps, and commercial-grade side-mount garage door openers with a locking pin system. This home is an absolute must-see! Don't wait—call your favorite agent today to schedule your private viewing!