



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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 ASSOCIATE

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15121 104A Street  
 Rural Grande Prairie No. 1, County of, Alberta

MLS # A2141957



**\$549,900**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,875 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Lawn, No Neighbours Behind, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Tray Ceiling(s), Walk-In Closet(s)		

**Inclusions:** 2 Garage door openers and controls, \$5000 decorative incentive.

Welcome to this remarkable 2-storey home nestled in the heart of the highly sought-after Whispering Ridge community. This beautiful residence boasts an abundance of natural light that gracefully illuminates the main level, creating a warm and inviting atmosphere & air conditioning. The main level features a cozy family room complete with a gas fireplace, perfect for those chilly evenings. The dining area is highlighted by a sophisticated coffered ceiling and provides seamless access to the backyard, ideal for indoor-outdoor living. The spacious kitchen is a chef's dream, offering elegant cabinets, a generous island, and a convenient pantry. A half bath is thoughtfully located just off the garage entry for added convenience. Venture upstairs to find a versatile bonus room, perfect for a home office, play area, or additional living space. The primary bedroom is generously sized and comes with a luxurious 5-piece ensuite, featuring a relaxing jetted tub, dual sinks, and a separate shower. Two additional bedrooms and a well-appointed 4-piece bathroom complete the upper level, providing ample space for family and guests. The basement is currently undeveloped, offering a blank canvas for you to design your dream space. The east-facing backyard is fully fenced and backs directly onto the public school, making it an ideal location for families. It also features a dedicated dog run, perfect for pet owners. Whispering Ridge is known for its welcoming atmosphere and strong sense of community, making it the perfect place to call home. Don't miss this opportunity to own a stunning property in Whispering Ridge. Contact us today to schedule a viewing!