



DON'T GAMBLE WITH YOUR HOME.
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14916 106 Street
 Rural Grande Prairie No. 1, County of, Alberta

MLS # A2192685



\$799,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,582 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Faces Front, Heated Garage, See Remarks, Trip		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Few Trees, Front Yard, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, See Remarks, Vinyl Siding, Wood Frame	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

Inclusions: MAIN FLOOR CURTAINS, ALL CURTAIN RODS, TV WALL MOUNTS, ENTRY MIRROR, GARAGE LIGHTING, RAISED GARDEN BEDS, KIDS PLAY HOUSE

LARGE & executive style 2 storey located in Whispering Ridge with LOW COUNTY TAXES! From curb appeal to interior finishings, every square inch of this home provides the wow factor you're after, in a neighbourhood thats so desirable. Front entry offers a 20 ft ceiling with ample natural light. Built in bench seating, with drawers. Built in coat closet cabinetry. Keep all the seasonal outdoor wear here! Hide the boots and shoes. The spacious main floor hosts a fantastic area for family time or entertaining with its WIDE OPEN CONCEPT flowing from the waterproof hardwood flooring to the shiplap fireplace feature wall. Added wall shelving for all the artwork your kids have made, or those other special pieces you want to display. Impressive 10 ft ceiling height here, with 8ft doors! A spacious dining room with access to your deck with a gas line for BBQ-ing! Theres a convenient 1/2 bath on this main floor too. A mudroom with more built-in cabinetry leading to your finished, painted, and heated triple car garage that has 2 floor drains and is plumbed for hot/cold taps and a sink. THE CHEFS KITCHEN...one only dreams of! Full height 2 tone cabinetry with soft close features, 2 side spice drawers, garbage/recycle drawer, industrial range hood, quartz counter tops, textured subway tile backsplash, large 8ft island, all appliances are top of the line BOSCH appliances. 3 OVENS (yes, 3... An individual oven with cook top, and 2 built in ovens, 1 being a microwave oven so those coffee's never get cold...) A butler pantry with modernized barn door, and a bank of cabinetry, perfect for hiding your pantry food and showcasing your coffee bar. Upstairs hosts a spacious bonus room above the garage, a laundry room with a SINK! Some storage in here as well as a wall of shelving. Your kid's bathroom with oversized vanity, where all the storage is great to grow with your kids. 2

generous sized kids bedrooms! Master suite is a retreat with a double sided electric fireplace, HEATED TILE FLOORING, massive walk-in closet including custom wood organizers, a free-standing soaker tub, floating double vanity, a spacious full height tiled custom shower with 2 shower heads, glass door and 2 tiled shelves. PLUS A TOILET ROOM. Enjoy natural light all day long, in every season in this house. Come summer you'll be enjoying the massive south-west facing yard that comes FULLY DONE FOR YOU! Landscaped with grass, tree's, shrub beds, flowers, 2 raised garden beds, a wood deck, a concrete patio, a swing pergola.... a closed off dog run to keep the mess off your grass. This property also comes with CONCRETE RV PARKING! Even if you don't have a holiday trailer to store here... Think of all that extra parking. Suitable for 2-3 vehicles on this pad, plus your triple car driveway on its own. This home is one of a kind, built with custom features throughout to be like no other. Located a short walk to the Whispering Ridge Public School! Seller is a licensed realtor in the province of Alberta.