



DON'T GAMBLE WITH YOUR HOME.
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15438 105 Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2203421



\$739,900

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

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Stone, Vinyl Siding, Wood Frame	Zoning:	RR1
Foundation:	ICF Block	Utilities:	-
Features:	Double Vanity, Dry Bar, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	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!