

15213 102a Street  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2285386



**\$569,900**

|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Whispering Ridge                                                            |               |                   |
| <b>Type:</b>     | Residential/House                                                           |               |                   |
| <b>Style:</b>    | 2 Storey                                                                    |               |                   |
| <b>Size:</b>     | 1,670 sq.ft.                                                                | <b>Age:</b>   | 2012 (14 yrs old) |
| <b>Beds:</b>     | 3                                                                           | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated      |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                                                                   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, No Neighbours Behind, Private, Underground Sprinkler |               |                   |

|                    |                                                                                          |                   |              |
|--------------------|------------------------------------------------------------------------------------------|-------------------|--------------|
| <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                                                                                     | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                                                       | <b>Zoning:</b>    | RR           |
| <b>Foundation:</b> | Poured Concrete                                                                          | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Built-in Features, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry |                   |              |
| <b>Inclusions:</b> | None                                                                                     |                   |              |

Custom built two-storey located in the prestigious Whispering Ridge, ideally positioned next to Grande Prairie city limits to offer the advantage of county taxes while remaining minutes from all city amenities. This immaculate home showcases soaring ceilings, abundant natural light, remote-controlled blinds in the living room, and an elegant gas fireplace with an updated mantle. The stylish kitchen features grey-brown cabinetry, crisp white countertops, stainless steel appliances, and a convenient eating bar, complemented by a tasteful main-floor 3-piece bath. Upstairs offers three bedrooms including a spacious master bedroom with a walk in closet and beautiful ensuite featuring double sink and a custom walk in tile shower. There are custom wood shelving in closets, blackout shades in all bedrooms, upper-level laundry, and views overlooking the living room below. The unfinished basement provides excellent future development potential with direct access to the oversized heated "garage" finished with an epoxy floor. Outside, enjoy a private, professionally landscaped backyard with no rear neighbours, irrigation to lawn and trees, garden space, two-tier Allan Block retaining walls, and a family-friendly play area—ideal for summer entertaining. Additional updates include professional paint and new light fixtures (2021), duct cleaning (2021), new fridge (2022), central air conditioning, and furnace service completed in 2024. Property taxes are only \$3,220 per year—nearly 48% less than comparable homes within Grande Prairie city limits. (Pictures are from when home was vacant, showing are starting friday at 5.)