

**15002 104A St.  
Grande Prairie, County of, Alberta**

**MLS # GP208019**



# \$494,900

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,437 sq.ft.	<b>Age:</b>	2019 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Possession:</b>	-		
<b>Garage:</b>	Attached		
<b>Driveway:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	Municipal
<b>Roof:</b>	Asphalt Shingle	<b>Taxes:</b>	-
<b>Basement:</b>	Full	<b>Condo Fee:</b>	-
<b>Exterior:</b>	Stone, Vinyl	<b>Lot Fee:</b>	-
<b>Land:</b>	-	<b>Maintenance Fee:</b>	-
<b>Features:</b>	Deck, Ensuite, Laundry-Main Floor, Pet-Free Home		

**Inclusions:** \$4000 appliance allowance & deck 10 year Alberta home warranty, 1 year builder warranty

Brand new Bungalow by Loreck Homes on a corner lot with walk out basement and RV parking potential. This home will feature cathedral ceilings, granite counter tops, soft close cabinetry & real wood dovetail jointed drawers. The layout is an open concept with an island kitchen. There are 2 bedrooms on the main level including the master bedrooms. The master features a walk in closet, and a large en-suite with custom tile shower and dual sinks. There is also a conveniently located main floor laundry room. This home also features a covered back deck. All Loreck homes feature custom built shelving in all the closets and argon gas venting. Garages are drywalled and have floor drains. Whispering Ridge is located right on the edge of the City of Grande Prairie and features larger lots, many parks, walking trails, new K-8 school and taxes 48.9% less than the city of Grande Prairie. Loreck homes has been building quality homes in Alberta since 1978.