

**15114 107A Street  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A1010160**



# \$555,000

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	-		
<b>Size:</b>	1,350 sq.ft.	<b>Age:</b>	2018 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached, Drive Through, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Underground Sprinklers, Pie Sha		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	11-72-6-W6
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Wood Frame	<b>Zoning:</b>	rr2
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** -

2 year old Customized Kenton Bungalow by Highmark on a huge pie shaped lot with no rear neighbors! The open and bright floor plan will invite you in and the view to the west out the large windows will make you feel at home! This home has loads of upgrades the owners picked when they had it built and list some of them later. The island kitchen is amazing, white cabinets, soft close drawers and doors, granite counters, tile backsplash and stainless appliances and main floor laundry. The Kitchen and living room area are finished with hardwood flooring that leads to the master bedroom. The main floor master is huge and has a large walk in closet with custom organizers and a massive ensuite with a large vanity with double sinks and a tub shower combo, there is room to add a large tile shower or sauna! The main floor also has a 1/2 bath and an office area/ 5th bedroom. The basement has 3 bedrooms a large rec-room and a full 4 piece bathroom. The heated garage was made extra deep, wide and tall, 33'x29' and 11' high doors including a drive through bay into the back yard allows you to drive a boat and most RV's onto the gravel pad behind the garage. the large pie shaped yard is landscaped and has many trees planted and its irrigated. Extras include, hot cold water taps at two locations outside and in garage, large gravel area in the back for parking or a shed, large deck, wood privacy fence, 18 trees planted, floor drains in garage. This is a smoke free home and is very clean.