

15438 105 Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A1033315



\$629,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,823 sq.ft.	Age:	2013 (7 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached, Heated Garage, Off Street, RV Access/Parking, RV C		
Lot Size:	0.25 Acre		
Lot Feat:	Corner Lot, Gentle Sloping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Walk-Out	LLD:	11-72-6-W6
Exterior:	Exterior Walls 2'x6', ICFs (Insulated Concrete Forms)	Zoning:	rr1
Foundation:	Concrete, ICF Block	Utilities:	-
Features:	Built-in Features, Closet Organizers, Dry Bar, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water		
Inclusions:	-		

7 year old Fully Developed Highmark Plan with Triple Car heated garage and RV Parking on a quiet street in whispering ridge less than a block to a park! This 5 bedroom 3.5 bathroom home is loaded with luxury features: *Granite Counter tops* Hardwood flooring throughout main and upper level* towering tray ceilings* Main Floor Laundry * Walk out Basement * Main floor master with 5 piece ensuite with jet tub and 5' shower* upper and lower decks* central A/C! The second you walk into this home you wowed by the huge entry way and large closet with built in organizers. You are coaxed upstairs by the huge windows and high ceilings letting in loads of sunlight. The open concept kitchen/dining/ living room is great for entertaining and the kitchen has an eating bar cabinet style pantry, soft close doors and drawers and lots of storage. The main floor also features a convenient laundry room and a separate half bath for company. Upstairs has two extra large spare bedrooms each with a walk in closet with custom built organizers. There is also a 4 piece bathroom. The fully finished walkout basement features a large carpeted recroom area made complete with a bar area. The basement features two large bedrooms and a 4 piece bathroom. The back yard has a large deck off the dining room and a lower deck accessible from the walk out basement or by the stairs off of the upper deck. The back yard is fully fenced and has a large RV side gate and gravel pad for RV parking. the area behind the garage beside the house has been graveled for an easy to care for dog run area. The HUGE triple garage is 38' wide and 28' deep, its heated, has floor drains, hot and cold water taps and the really nice commercial styel side mount garage door openers with locking pin system. As an added bonus this home has hot water on demand. This home is located on a quiet street on a

corner lot and is less than a block to a kids park and is a short walk to the new K-8 whispering ridge school. Don't forget about low county taxes that are 48.9% less than a similarly priced home in Grande Prairie!