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15225 103 Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2123016



\$629,900

| | | | |
|-----------|------------------------|--------|-------------------|
| Division: | Whispering Ridge | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,601 sq.ft. | Age: | 2009 (15 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Lawn | | |

| | | | |
|-------------|---|------------|--------------|
| Heating: | Central, Natural Gas | Water: | Public |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | RR-2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Beamed Ceilings, Closet Organizers, Double Vanity, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar | | |
| Inclusions: | Projector, screen and TV Mount | | |

Nestled in the heart of a sought-after family-friendly neighborhood, this fully developed detached home offers the perfect blend of comfort, style, and functionality. Boasting four bedrooms and three bathrooms, this residence is meticulously designed to cater to the needs of modern family living. Spacious living area has 13' coffered ceilings, a floor to ceiling stone fireplace & plenty of large windows flooding the room with natural light creating an inviting ambiance for relaxing and entertaining. The open-concept layout seamlessly connects the living, dining, and kitchen areas, fostering a sense of togetherness. A well-appointed kitchen awaits the culinary enthusiast, featuring sleek countertops, ample cabinetry, and modern stainless steel appliances. The main level is complemented with 2 bedrooms for family members or guests, each offering comfort and privacy. Retreat to the upper level where the generously sized master bedroom offer peaceful sanctuaries for rest and rejuvenation, with a gorgeous two sided fireplace, vaulted ceilings, a huge walk-in closet & luxurious ensuite with his/her sinks, deep soaker tub & separate shower. Basement features perfect entertainment space with project screen, wet bar and tons of space to entertain and enjoy. Basement also offers 4th additional bedroom and full bathroom. Enjoy outdoor living in the private backyard oasis, perfect for summer BBQs or relaxing evenings under the stars. Yard has full irrigation system and plugged for gas BBQ and prepped for hot tub. The heated double car garage offer plenty of space for parking and storing all your toys or additional workshop. Situated in a family-friendly neighborhood, residents benefit from a peaceful atmosphere while remaining close to a host of amenities. Parks, schools, shopping, and recreational facilities are just moments away, ensuring convenience and accessibility for

the whole family. With easy access to major roads gives ease to get around and out of Grande Prairie. This meticulously maintained home presents a rare opportunity to secure a comfortable and stylish abode in a highly desirable location. Whether you're a growing family or seeking the perfect place to call home, this property ticks all the boxes. Schedule your private showing today and experience the allure of this charming family haven firsthand!