



15109 103 Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A1025092



\$559,000

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|------------------|---|---------------|------------------|
| Division: | Whispering Ridge | | |
| Type: | Residential/House | | |
| Style: | - | | |
| Size: | 1,721 sq.ft. | Age: | 2011 (9 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Lawn, Garden, Landscaped, Street Lighting, Underground Sprinklers | | |

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|--------------------|---|-------------------|------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | 11-72-6-W6 |
| Exterior: | Stone, Vinyl Siding | Zoning: | RR-2 |
| Foundation: | ICF Block | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Stone Counters, Sump Pump(s) | | |

Inclusions: Firepit, Raised Garden beds, A/C unit, All mounted T.V's, Build-in speaker system, projector and screen in basement,

If you appreciate high-end finishings this house is for you!! From the very first time you walk up the washed aggregate driveway with built in lighting, you'll want to stay. With a luxiouros feel, you open the steel front door to a beautiful open entry way. Pass through to the open concept living area featuring wide plank hard wood floors throughout. The kitchen will WOW you with dark stone counter tops, rich colours and high-end stainless steel appliances. The deep colors mixed with vaulted ceilings and tons of natural light will take your breath away! The master suite situated over the garage is truly unique and boasts of its own laundry room, triple closets, a double sided fireplace, jetted soaker tub, two sink vanity and standup shower! The basement is fully developed with one large bedroom and full bath. The remainder of the space is entertainment area with built in speakers and a projector system offering one of the largest theatre areas you've seen! The backyard is a must see and offers a large deck with privacy wall, raised garden beds and a large concrete fire pit area, perfect for your summer needs. The home has A/C, Irrigation watering sytem and heated 24x26 garage. This property is one of a kind. Book your showing today to truly appreciate the finishings and comforts of this home!