

**10506 152 B Avenue**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2170841**



**\$789,000**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,882 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage		
<b>Lot Size:</b>	0.39 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Garden, Irregular Lot, Landscaped, Underground Sprinklers, Pie		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Dugout, Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Bookcases, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Fridge, Stove, Microwave, Dishwasher, Washer & Dryer		

Pristine 5 bedroom Modified Bi-Level on a huge pie shaped lot with RV parking complete with sewer and power hookups. Popular Myron floor plan from High Mark Homes on one of the largest lots in Whispering Ridge. Immaculate fully developed home with walk out basement. This home has all the bells and whistles with Air Conditioning, Triple Heated Garage with Epoxy Coated floor. This home shows pride of ownership throughout and boasts 5 bedrooms and 3.5 bathrooms, MAIN FLOOR MASTER as well as MAIN FLOOR LAUNDRY. Great curb appeal with massive triple attached heated garage with parking for 5 or 6 vehicles plus your RV. A large front entry allows access to the garage and a wide staircase heading up to the main floor. You won't be disappointed with the vaulted and beamed ceilings and massive windows that let in tons of light. The open concept features a large kitchen with secret hidden pantry, upgraded appliances and a large island. Just off the kitchen is a large deck with staircase to the yard. The living room has a beautiful floor to ceiling rock fireplace for those cozy winter nights. There is a half bathroom for guest usage as well as main floor laundry. However the best feature is the main floor master bedroom. It is very large with a huge ensuite with walk in shower, separate corner tub, large double vanity, huge walk in closet and a water closet. The upper level has two bedrooms and a four piece bathroom. Downstairs is a massive and bright family room with large windows and a walk out to the back yard oasis. There are two additional bedrooms and a four piece bathroom. You won't be disappointed with the immaculate triple attached and heated garage for parking and projects. One of the best features of this home is the massive pie shaped lot that is beautifully landscaped, fully fenced with a tiered garden, playground

and inground irrigation for both the lawn and garden. There is a large covered patio to enjoy the shade. This is a turn key home that will allow you to move in and enjoy.