

**10713 152B Avenue**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2301766**



**\$799,900**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,395 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Masonite, Stone	<b>Zoning:</b>	RR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	Garage door openers and controls		

Welcome to this exceptional two-storey home built by Deeproot Homes, perfectly situated in the peaceful community of Whispering Ridge. Located on one of the area's most sought-after, well-established streets, this property enjoys a prime setting directly across from a scenic pond. Offering 2,395 sqft above grade, this fully upgraded two-storey with a triple heated garage and Air conditioned home. The exterior features durable and attractive Hardie Plank siding and stone, providing long-lasting protection with modern curb appeal. The home also features soffit lighting. Step inside to an inviting, open-concept main floor designed for everyday living and entertaining. You'll find a front office, a bright and spacious living room with a fireplace, a convenient powder room, and a practical garage entry with built-in storage. The dining area flows seamlessly into a beautifully appointed kitchen, complete with quartz countertops, a large island, and a butler's pantry with additional cabinetry and prep space. Upstairs, the home continues to impress with a generous bonus room, a full main bathroom, and three well-sized bedrooms, including a large primary suite featuring a walk-in closet with direct access to the laundry room and a unique two-sided fireplace, creating a warm and relaxing atmosphere. The luxurious ensuite includes dual sinks, a freestanding tub, and a beautifully tiled glass shower. This home is filled with natural light, enhanced by large windows and a desirable south facing backyard that offers a spacious deck and mature evergreen trees. The yard is nicely landscaped with a low maintenance lawn and a fire pit area that backs onto paved walking trails. With all the upgrades already complete and a location that's second to none, this is a rare opportunity to own a truly standout home in Whispering Ridge!