



15213 102a Street

MLS # A2285386

Rural Grande Prairie No. 1, County of, Alberta



\$569,900

Division: Whispering Ridge

Type: Residential/House

Style: 2 Storey

Size: 1,670 sq.ft. **Age:** 2012 (14 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated

Lot Size: 0.16 Acre

Lot Feat: Back Yard, Landscaped, No Neighbours Behind, Private, Underground Sprinkler System

Heating: Forced Air, Natural Gas

Water: Public

Floors: Hardwood, Tile

Sewer: Public Sewer

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Concrete, Vinyl Siding, Wood Frame

Zoning: RR

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry

Inclusions: None

Custom built two-storey located in the prestigious Whispering Ridge, ideally positioned next to Grande Prairie city limits to offer the advantage of county taxes while remaining minutes from all city amenities. This immaculate home showcases soaring ceilings, abundant natural light, remote-controlled blinds in the living room, and an elegant gas fireplace with an updated mantle. The stylish kitchen features grey-brown cabinetry, crisp white countertops, stainless steel appliances, and a convenient eating bar, complemented by a tasteful main-floor 3-piece bath. Upstairs offers three bedrooms including a spacious master bedroom with a walk in closet and beautiful ensuite featuring double sink and a custom walk in tile shower. There are custom wood shelving in closets, blackout shades in all bedrooms, upper-level laundry, and views overlooking the living room below. The unfinished basement provides excellent future development potential with direct access to the oversized heated 24'x26' garage finished with an epoxy floor. Outside, enjoy a private, professionally landscaped backyard with no rear neighbours, irrigation to lawn and trees, garden space, two-tier Allan Block retaining walls, and a family-friendly play area; ideal for summer entertaining. Additional updates include professional paint and new light fixtures (2021), duct cleaning (2021), new fridge (2022), central air conditioning, and furnace service completed in 2024. Property taxes are only \$3,220 per year; nearly 48% less than comparable homes within Grande Prairie city limits. (Pictures are from when home was vacant, showing are starting Friday at 5.)