

\$839,000 - 15422 107 Street, Rural Grande Prairie No. 1, County of

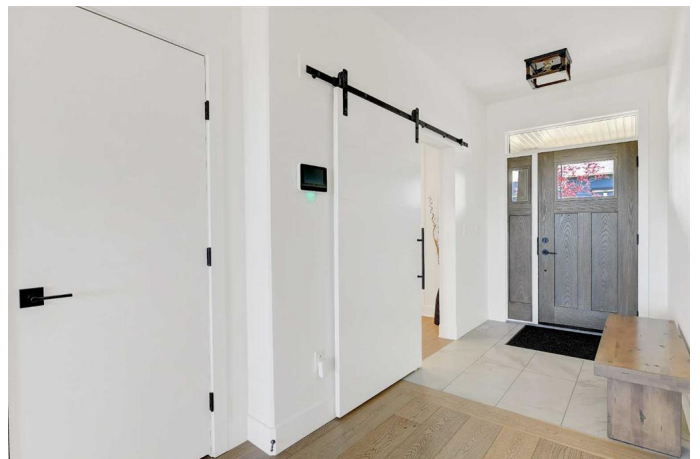
MLS® #A2148457

\$839,000

4 Bedroom, 3.00 Bathroom, 2,631 sqft
Residential on 0.25 Acres

Whispering Ridge, Rural Grande Prairie No. 1,
County of, Alberta

Explore the classic charm of this 2631sqft Deeproot-constructed two-story abode, featuring a vast fenced yard adjacent to a pond and walking trails in Whispering Ridge. This home is unparalleled at its current price, with a triple car garage, RV parking, and significant concrete work, especially considering the scarcity of lakefront lots and construction costs. Its curb appeal and interior finishes reflect the home's distinctive character and craftsmanship. The exterior boasts Hardie Plank siding, brick and shake details, and an expansive covered front veranda, indicative of the home's overall quality. The interior's functional layout presents luminous, open areas ideal for gatherings. The ground level includes a den, a powder room with decorative tiling, a commodious living room with a towering stone fireplace, a dining space, and a bespoke white kitchen equipped with black stainless steel appliances, quartz counters, an ample island, and a butler's pantry featuring a sink and cabinetry. The rear entrance offers a bench with lockers and a sizable secondary pantry. The second floor hosts three substantial bedrooms, with the master bedroom featuring a tray ceiling with shiplap detailing, a walk-in wardrobe, and a striking ensuite with a dual-sink floating vanity, a tiled shower with glass, and an independent soaker tub. Additionally, the upper level contains a



bonus room (or fourth bedroom) with a vaulted shiplap ceiling and wooden beam, a reading or tech niche, a large laundry room replete with cabinetry and storage, and a children's bathroom with dual sinks and a separate door for the tub and toilet. Other notable features include bespoke blinds, a concrete RV area, expansive rear concrete slabs for additional patio use or basketball, decks at the front and back that require no upkeep, air conditioning, a completely finished and heated triple garage with temperature control taps, and a coordinating storage shed. The backyard, facing west, is an idyllic setting for basking in the pleasant summer evenings.

Built in 2017

Essential Information

MLS® #	A2148457
Price	\$839,000
Sold Price	\$823,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,631
Acres	0.25
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	15422 107 Street
Subdivision	Whispering Ridge
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta

Postal Code t8x 0m1

Amenities

Parking Spaces 8

Parking RV Access/Parking, Triple Garage Attached

Interior

Interior Features Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Sump Pump(s), Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Window Coverings

Heating Central

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Yard

Lot Description Back Yard, No Neighbours Behind, Landscaped

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 15th, 2024

Date Sold August 20th, 2024

Days on Market 36

Zoning RR-1

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Grande Prairie

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.