

**10313 154 Avenue**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2197379**



## \$689,900

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,954 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot, Front Yard, Gazebo, Landscaped, No Neighbours Behind		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Sauna, Wet Bar		

**Inclusions:** Fridge, Stove, Dishwasher, Washer and Dryer, Shed, Full Theatre, and Gazebo.

**WELCOME HOME!** This stunningly updated home is packed with features that make everyday living feel like a luxury. Fresh renovations throughout, including new countertops, give the space a modern, polished look. Step into the bright, open-concept main floor, designed for effortless entertaining. The chef's kitchen is a showstopper with a large quartz island, elegant two-tone cabinetry, and high-end finishes. The cozy dining area, bathed in natural light, offers the perfect setting for family meals or hosting friends. The spacious primary suite on the main floor features a luxurious 5-piece ensuite and walk-in closet, ensuring comfort and convenience. Need a dedicated workspace? A main floor office provides the perfect setup for working from home. Upstairs, two additional bedrooms and a full bathroom offer space for family or guests. Downstairs, the ultimate entertainment zone awaits! Enjoy movie nights in your private theatre room with tiered seating, unwind in the sauna, or mix drinks at the stylish wet bar. The spacious lower-level living area offers endless possibilities, it's currently set up as a gym but can easily be transformed into a rec room, play area, or additional lounge space to suit your needs. Situated on a corner lot backing onto a park, this property offers privacy and scenic views. The composite deck oasis is perfect for outdoor relaxation, while underground irrigation keeps the yard pristine. Plus, with air conditioning, you'll stay cool all summer long. Located in the desirable Whispering Ridge community, families will appreciate the proximity to Whispering Ridge Community School, a K-8 school known for its commitment to excellence. Outdoor enthusiasts will love the nearby pond and the 6 kilometers of paved multi-purpose trails, perfect for walking, biking, and enjoying the outdoors. This home truly has it all! Book your showing today!