

**10406 154**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2122858**



**\$669,900**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,638 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Irregular Lot, Landscaped, Undergro		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	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>	11-72-6-W6
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RR2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, OTR MICROWAVE

Indulge in the epitome of refined living with this exquisite 1638 SQFT 4 bedroom 3 bathroom bungalow boasting high coffer ceilings and adorned with elegant details throughout. Enter the gourmet kitchen featuring shaker cabinets, crown molding, under-mount lighting, a large island, and corner pantry, inviting culinary exploration in a space where style meets functionality. The expansive living room, adorned with a stunning stone gas fireplace, offers a gracious setting for gatherings or quiet moments of reflection. Retreat to two spacious bedrooms on the main floor, including a master suite with a full ensuite and walk-in closet, while a versatile bedroom/office/den space and main floor laundry enhance the home's practicality and convenience. Descend to the fully developed walk-out basement, where one bedroom and one full bathroom accompany a spacious entertainment area, promising endless possibilities for relaxation and enjoyment. The insulated garage is thoughtfully equipped with hot and cold water taps and a gas line for future heating options. Outside, enjoy a fully landscaped and fenced yard with a sprinkler system, large deck with a gas line for barbecues, creating an enchanting outdoor sanctuary. Embrace luxury living in this meticulously designed bungalow, where elegance and comfort harmonize seamlessly. Book your showing today! Notable features infloor heat lines in basement have been run, hot water on demand, high efficient furnace, ICF foundation.