

**15205 102A Street**  
**Rural Grande Prairie No. 1, County of, Alberta****MLS # A2219562****\$579,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Whispering Ridge   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,432 sq.ft.   | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.15 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Irregular Lot, Landscaped, Lawn, No Neighbours Behind |               |                   |

|                    |   |                   |              |
|--------------------|---|-------------------|--------------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank   | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Full, Partially Finished  | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | RR-2         |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Solar Tube(s) |                   |              |

**Inclusions:** Shed

Rare and hard to come by, this true bungalow in the highly desirable community of Whispering Ridge offers the perfect blend of style, space, and everyday convenience—all on one level. Located in an established, upscale neighbourhood known for its family-friendly atmosphere and low county taxes, this 5-bedroom, 3-bathroom home stands out with its functional layout and thoughtful updates. The bright, wide-open main floor is enhanced by two solar tubes that flood the space with natural light, complemented by fresh paint and lighter vinyl plank flooring that adds warmth and modern appeal. The kitchen is a showstopper, featuring espresso maple cabinets with crown molding, under-cabinet lighting, tile backsplash, a massive island with eating bar, and plenty of counter and cabinet space. The open dining and living areas flow effortlessly together, centered around a cozy gas fireplace that creates the perfect space for relaxing or entertaining. The main level includes three spacious bedrooms, a convenient laundry area, and a large primary suite complete with a walk-in closet featuring built-in organizers and a luxurious 5-piece ensuite with double vanity and tiled tub/shower combo. The basement is developed down to the bottom of the stairs with two large finished bedrooms and a full bathroom, while the generous family room is ready for your finishing touches. Step outside to enjoy a private backyard with no rear neighbours, a freshly painted deck, concrete block patio wired for a hot tub, and a massive 11x16 shed for added storage. The freshly painted front covered veranda adds even more curb appeal, and the fully finished 24x26 heated garage includes hot and cold water taps and a gas heater. Bungalows like this don't come up often—don't miss your chance to own in one of Grande Prairie's most sought-after neighbourhoods.

Schedule your private showing today!