

SHELDON SWAIN

(780) 978-7943
sswain@sutton.com

14901 106 Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A1216048



\$739,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,065 sq.ft.	Age:	2022 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	City Lot, Corner Lot, Many Trees		

Heating: Forced Air, Natural Gas

Water: -

Floors: Ceramic Tile, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Vinyl Siding

Zoning: RR-2

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: fridge, stove, microwave, wall oven, dishwasher, GDO(3) + remotes, surveillance system with 8 cameras, alarm system. living room wall unit.

Incredible attention to detail in the Royal Eternity Built Home. Large, fully developed Bungalow with triple garage on a corner lot. The kitchen is designed perfectly for large family gatherings and entertaining. Stainless appliances, huge island with quartz counter tops, range and wall oven, under mount lighting, custom cabinets, and plenty of storage in the pantry. Ceiling is full of pot lights and speakers, built in entertainment unit, and tile throughout the living room. Main Floor Laundry. Master bedroom has electric fireplace and ceiling fan. Ensuite has corner jacuzzi tub, double vanity, and walk in closet with custom organizer. Basement is fully finished with a rec room, Theatre room (fully wired), 3 beds, and 2 baths. Garage is finished and heated, hot and cold taps, storage, floor drains, wall mounted speakers, and epoxy floors. Backyard is partially fenced, many planted trees, and a 15x24 covered deck with enclosed storage. Located in Whispering Ridge right around the corner from the new School.