

\$349,900 - 14935 103 Street, Rural Grande Prairie No. 1, County of

MLS® #A2224838

\$349,900

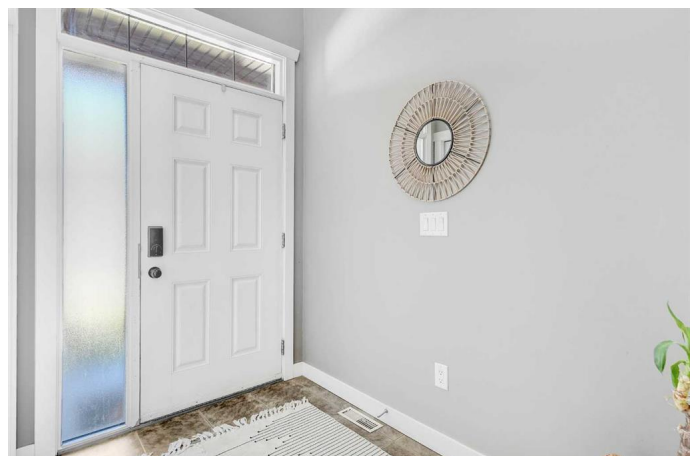
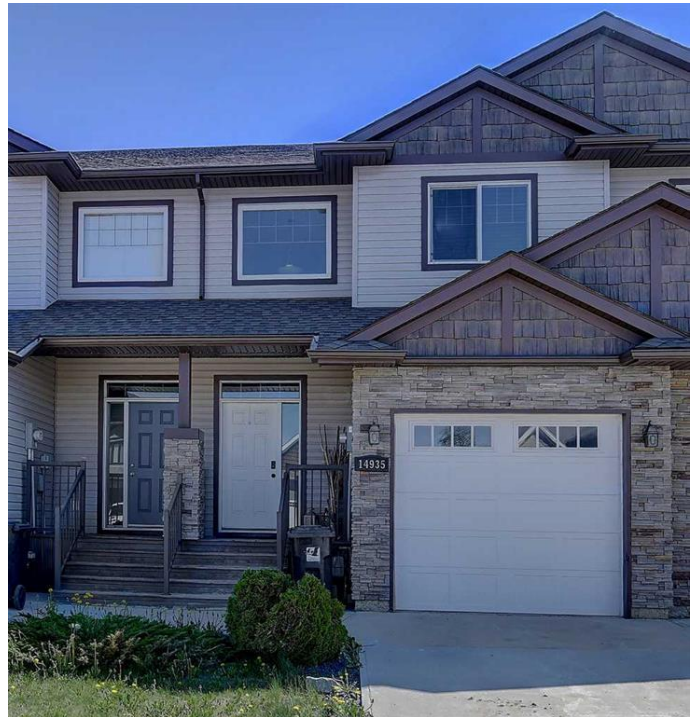
3 Bedroom, 3.00 Bathroom, 1,513 sqft
Residential on 0.06 Acres

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

Welcome to this beautifully maintained executive townhouse nestled in the desirable community of Whispering Ridge—just a block from the Whispering Ridge Community School. Offering 1,513 square feet of thoughtfully designed living space, this two-storey home combines style, comfort, and convenience in one exceptional package.

Step inside to a tiled entryway that opens into a bright and spacious main floor, where 9-foot ceilings and an open-concept layout create a warm and inviting atmosphere. The kitchen is a standout with rich dark maple cabinetry, a full tile backsplash, a corner pantry for added storage, and a breakfast bar perfect for casual dining. It comes fully equipped with stainless steel appliances, including a brand-new stove and microwave/range hood. Also a main floor 2 pc powder room—perfect for guests and day-to-day living.

The adjoining dining and living areas are finished in elegant hardwood, with the dining room offering access to a rear deck—complete with a gas line for your BBQ—making it an ideal space for entertaining or relaxing outdoors. Upstairs, you'll find a spacious primary bedroom complete with a walk-in closet and a private 3 pc ensuite. Two additional bedrooms provide plenty of space for family, guests, or a home office, and the nearby laundry includes a



newer washer and dryer.

The basement remains undeveloped, offering a blank canvas for future expansion. Additional features include MDF shelving, an energy-efficient furnace, a brand-new hot water on-demand system, Low-E argon-filled windows, and upgraded trim and lighting throughout. Sound-dampening materials between units ensure peace and privacy, and the attached 12' x 26' garage is insulated and drywalled for year-round use. With the convenience of Whispering Ridge's K-8 SCHOOL ONLY STEPS AWAY, LOW COUNTY TAXES, and proximity to city amenities, this WELL-MAINTAINED home is TURN-KEY!

Considering an investment opportunity? Monthly rent potential is \$2100/month (tenant pays utilities). Tenant occupied (Vacant Aug 1/25) Arrange your private viewing today!

Built in 2013

Essential Information

MLS® #	A2224838
Price	\$349,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,513
Acres	0.06
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	14935 103 Street
Subdivision	Whispering Ridge

City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 0J9

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Interior Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 2nd, 2025
Days on Market	18
Zoning	HDR

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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