

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

---

MLS® #A2224838

**\$349,900**

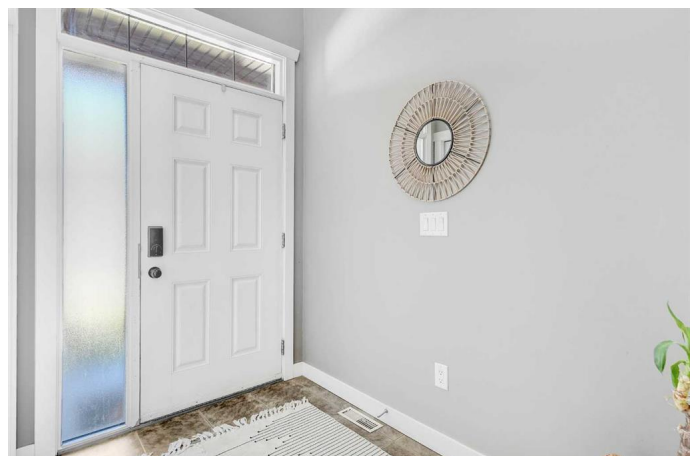
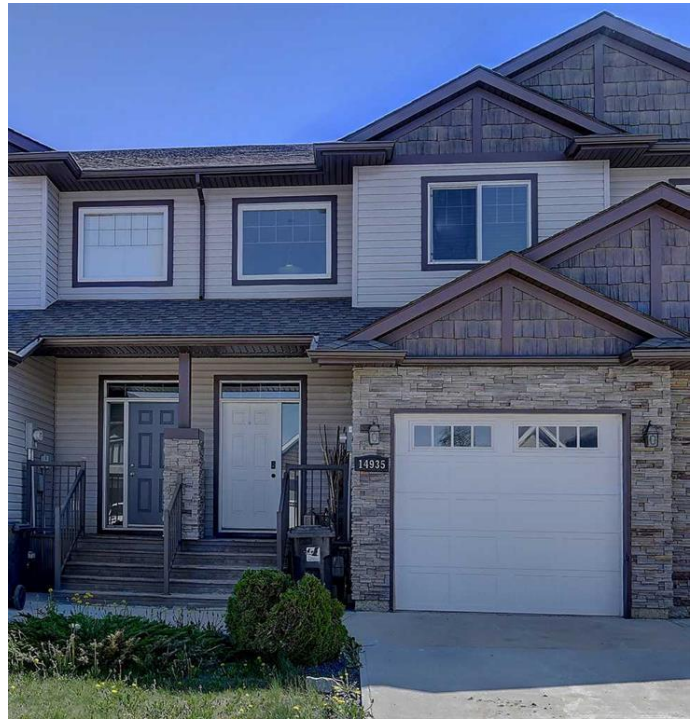
3 Bedroom, 3.00 Bathroom, 1,513 sqft  
Residential on 0.06 Acres

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 | 19             |
| Zoning         | HDR            |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.