



CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

780-933-9938
pelchatsold@gmail.com

10718 152B Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2288624



\$869,000

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,330 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Creek/River/Stream/Pond, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	11-72-6-W6
Exterior:	Stone, Vinyl Siding	Zoning:	RR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar		

Inclusions: Hot Tub, Trampoline, Powered Shed

Welcome to Whispering Ridge… where luxury meets lifestyle on the pond. This stunning five-bedroom home with a dedicated office, gym, and fully equipped theatre room was designed to impress at every turn. Backing directly onto the water, the views create a peaceful backdrop you’ll enjoy year-round. Step inside to a soaring entryway that immediately sets the tone, anchored by a dramatic floor-to-ceiling fireplace. Engineered hardwood flooring flows throughout the main living spaces, complemented by quartz countertops, a gas range, and a beautifully moody butler’s pantry that adds both function and flair. Built-in speakers carry your favorite playlists seamlessly throughout the home. The primary suite is big, beautiful, and thoughtfully designed… complete with a charming Juliet balcony overlooking the pond. The spa-inspired ensuite features floor-to-ceiling tile, dual showerheads, a bench, double vanity, and a dedicated makeup station. Two additional bedrooms are generously sized, and convenient main-floor laundry adds everyday ease. Downstairs, the theatre room is ready for movie night with all equipment included, plus a stylish wet bar that makes entertaining effortless. Outside, the lifestyle continues. Enjoy a private putting green, a powered shed, RV parking, and a heated garage. With central air conditioning included, comfort is covered in every season. This is more than a home… it’s a full experience in one of Whispering Ridge’s most desirable pond-side locations.