

**14516 107B Street**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2224335**



**\$789,900**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,544 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad, Triple Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	No Neighbours Behind		

**Heating:** Forced Air, Natural Gas

**Water:** Public

**Floors:** Carpet, Hardwood, Tile

**Sewer:** Public Sewer

**Roof:** Fiberglass

**Condo Fee:** -

**Basement:** Full, Partially Finished

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** RR2

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Beamed Ceilings, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

\*High Mark Homes Job 374\* The Jayla is a spacious and elegant two storey that offers everything you need for comfortable and luxurious living (with no rear neighbors and close to 2 future schools). With 3 bedrooms and 2.5 bathrooms, The Jayla provides ample space for your family and guests. The open concept design allows for seamless flow of the abundance of natural light and creates a welcoming ambiance. One of the standout features of The Jayla is the laundry room conveniently located on the upper floor. This design choice makes laundry day a breeze. The bonus room upstairs offers endless possibilities. Whether you envision it as a playroom, home theater, this versatile room can be tailored to suit your lifestyle. As you enter the home through the rear entry, you'll find lockers that provide convenient storage for coats, shoes, and bags. The main floor also boasts an office space, perfect for those who work from home or need a dedicated area for productivity. The living room and expansive kitchen feature stunning timber beams in the vaulted ceiling and unobstructed views of the sunsets. This architectural detail creates a visually appealing focal point and enhances the overall aesthetic of the home. A triple car garage measures 34'x28', offering plenty of parking space. With its well-designed floor plan and thoughtful features, The Jayla is the ideal choice for those seeking a beautiful and functional home. Estimated completion is September 26, 2025. \*Seller is a licensed Realtor in the province of Alberta