



10303A 149 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2301418



\$460,000

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|------------------|---------------------------------------|---------------|------------------|
| Division: | Whispering Ridge | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 Storey | | |
| Size: | 1,476 sq.ft. | Age: | 2021 (5 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Heated Garage, Single Garage Attached | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | Landscaped, Rectangular Lot | | |

Heating: Forced Air, Natural Gas

Water: Public

Floors: Carpet, Tile, Vinyl Plank

Sewer: Public Sewer

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: 11-72-6-W6

Exterior: Stone, Vinyl Siding

Zoning: MDR

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: Basement T.V., Basement Couch

Own a piece of this UPGRADED fourplex in the welcoming community of Whispering Ridge—perfectly positioned directly across from the Whispering Ridge K–8 Public School. With 5 BEDROOMS and 3.5 BATHROOMS, this FULLY finished home is an exceptional fit for families looking for space, convenience, and a location that truly supports everyday living. You can't help notice and appreciate the bright, fresh colour palette and modern style that carries throughout the home, creating a clean and inviting atmosphere. Recessed lighting, quartz countertops, and quality finishings elevate the space. The spacious entry offers a large closet with a nearby 2-piece bath, and leads into a thoughtfully designed open-concept main floor. The kitchen is a standout, showcasing bright white soft-close cabinetry, a fully tiled backsplash, corner pantry, and high-end stainless appliances. A central island with a breakfast bar provides a dual-purpose hub that combines extra food prep space with a casual spot for family to gather. Upstairs, the primary suite easily accommodates a king-sized bed and features a walk-in closet along with a beautiful 4-piece ensuite, complete with a double vanity, shower, and the added bonus of a bidet-equipped toilet. Two additional bedrooms and a conveniently located laundry room complete the upper level. The fully developed basement expands your living space with a cozy family room, a 4th and 5th bedroom, full 4-piece bathroom with tile surround, and utility/storage room—giving you a true five-bedroom layout that’s hard to find. The single attached HEATED garage is FINISHED , HEATED & PAINTED including a durable epoxy floor and a practical mezzanine for added storage. Additional upgrades such as CENTRAL A/C and hot water on demand ensure year-round comfort and efficiency. Outdoors you'll

find a practical side yard lined with grass and gated entry. The XL Driveway parks 4 large sized vehicles comfortably. Set in one of Grande Prairie's most desirable County neighbourhoods, this WELL-MAINTAINED, MOVE-IN READY home offers the added benefit of LOW COUNTY TAXES while being just minutes from nearby amenities. Enjoy easy access to walking trails, playgrounds, skating rinks, and the Crosslink County Sportsplex. An unbeatable location for your family to enjoy!