



10301A 149 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2302919



\$399,900

Division:	Whispering Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,476 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Landscaped		

Heating: Forced Air

Water: Public

Floors: Vinyl Plank

Sewer: Public Sewer

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: 11-72-6-W6

Exterior: Mixed

Zoning: MDR

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: Fridge, Stove, Over the Range Microwave, Dishwasher, Washer/Dryer, All Window Coverings

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom home in the desirable community of Whispering Ridge! Offering the perfect blend of style, comfort, and functionality, this executive-style 4-plex unit features a bright open-concept main floor designed for everyday living and entertaining alike. The modern kitchen is finished with sleek cabinetry, stainless steel appliances, stylish countertops, tiled backsplash, and upgraded flooring throughout. Upstairs, you'll find three spacious bedrooms, convenient second-floor laundry, and a well-designed layout including a stunning primary suite complete with double sinks and a walk-in shower. Central air conditioning keeps the home comfortable year-round, while the attached garage adds everyday convenience during the colder months. Enjoy the quiet feel of this family friendly neighborhood with the added bonus of lower county taxes, all while being just minutes from schools, shopping, parks, and other amenities. The landscaped yard adds great curb appeal, and the nearby school is only a short walk away, making this an excellent option for families, first-time buyers, or investors alike. This move-in ready property shows extremely well and is located in one of the area's most sought-after neighbourhoods. Don't miss your opportunity to own in Whispering Ridge — book your private showing today!