



10509 152B Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2307006



\$774,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,510 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating:	In Floor, Forced Air	Water:	Public
Floors:	Tile, Vinyl Plank	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	11-72-6-W6
Exterior:	See Remarks	Zoning:	RR2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, ALL WINDOW COVERINGS, GREENHOUSE

Welcome to this stunning, modern, and impeccably maintained 4-bedroom, 3-bathroom home, ideally located on a massive pie-shaped lot in a quiet cul-de-sac in desirable Whispering Ridge. The sleek exterior sets the tone, while the large deck overlooks a beautifully landscaped, serene backyard —perfect for entertaining as well as take advantage of the ready to go greenhouse! Inside, a spacious foyer leads to a bright open-concept living area with large windows that flood the space with natural light. The chef-inspired kitchen features quartz countertops, a large island, and a butler's pantry, complemented by a convenient main floor laundry room. Upstairs offers three generous bedrooms, including a luxurious primary suite with a walk-in closet and a private ensuite with dual sinks, a soaker tub, and separate shower. The fully developed basement (with in floor heated floors) adds a cozy family room, fourth bedroom, and full bathroom. Completing the home is a massive triple car garage with a durable epoxy-coated floor, offering exceptional space for vehicles, storage, or a workshop. This home perfectly blends modern comfort with a peaceful setting—don't miss your chance to view it! Notable features - location is fabulous- air conditioning - in floor heat in basement - gas line to deck for BBQ - heated garage -immaculate home!