



10600 149A Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2312904



\$779,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,806 sq.ft.	Age:	2020 (6 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Heated Garage, Oversized, RV Access/Parking, Triple Garage		
Lot Size:	0.20 Acre		
Lot Feat:	Corner Lot, Few Trees, Low Maintenance Landscape, Underground Sprinklers		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	11-72-6-W6
Exterior:	Mixed	Zoning:	RR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Pantry, Recessed Lighting, See Remarks, Smart Home, Stone Counters		

Inclusions: Basement tv & mount, Basement ventless Washer/Dryer combo

Located on a corner lot in the desirable county neighborhood of Whispering Ridge - This immaculate home perfectly balances style, comfort and practical everyday living. The bright and welcoming entryway leads you into the gorgeous living room with its timber-beamed ceiling and a ship lap surrounded gas fireplace. The fully equipped kitchen is a chef's dream featuring high-end stainless steel appliances with gas range, pot filler, quartz countertops, modern two toned cabinets, island and a walk-in pantry. All of this flowing seamlessly into the dining area with access to the massive rear deck. Upstairs, you will find two generous spare bedrooms, a 4-piece bathroom and a convenient top-floor laundry room. The primary suite serves as a private oasis, boasting a convenient walk-through closet and a spa-inspired ensuite with a double vanity, deep soaker tub, and a tiled glass shower. Downstairs, the fully finished basement offers a spacious rec room, a 4 piece bathroom, two additional bedrooms each with built-in closet shelving and barn door accents. Enjoy those lazy summer afternoons in a/c comfort or head out to your oversized deck walled with cedar privacy paneling overlooking the fully fenced and landscaped yard with a 10' x 16' shed for added storage. Parking is ample with a triple heated garage and RV parking with a black water drain for added convenience. Just a short distance from walking trails, playgrounds, and the school - this house is sure to capture your attention so book your showing today!