



10717 150 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2321755



\$729,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,726 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	11-72-6-W6
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, See Remarks, Soaking Tub		

Inclusions: N/A

Looking for a home that feels practically brand new without the price tag of a new build? This stunning turnkey residence in Whispering Ridge is ready for immediate possession and enjoyment. This executive-style property offers approximately 1,900 sq. ft. of thoughtfully designed living space. The upper level features a spacious bonus room, convenient laundry room, three bedrooms, and a beautifully appointed main bathroom with dual sinks. The impressive primary suite includes a luxurious ensuite complete with a freestanding soaker tub, tiled walk-in shower, and ample space to unwind. Having the laundry room located near all bedrooms adds everyday convenience. The main floor showcases a bright open-concept design, highlighted by a premium stainless steel appliance package featuring a gas cooktop, wall oven, and dishwasher. A walk-through pantry connects seamlessly to the boot room and triple attached garage, while a convenient half bath completes the main level. The unfinished basement provides an excellent opportunity to customize the space and build additional equity. Modern comforts include on-demand hot water, a high-efficiency furnace, and central air conditioning. Outside, you'll appreciate the exceptional backyard improvements creating an outdoor retreat. Enjoy a wood deck leading to a stone patio complete with a BBQ gas line hookup, professional irrigation system by B-Green Irrigation, and a fully fenced yard. With no rear neighbours and the benefit of county taxes, this property offers both privacy and value. This exceptional home combines modern design, premium upgrades, and outstanding outdoor living in one of Whispering Ridge's most desirable locations. Contact your REALTOR® today to schedule a private viewing.