



GRASSROOTS
REALTY GROUP

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10501 148 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2324749



\$849,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,160 sq.ft.	Age:	2022 (4 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Pantry, Walk-In Closet(s)

Water:	Public
Sewer:	Public Sewer
Condo Fee:	-
LLD:	-
Zoning:	RR-2
Utilities:	-

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer

This home truly checks all the boxes, offering an exceptional blend of luxury, functionality, and thoughtful upgrades in the sought-after community of Whispering Ridge, with county taxes! Perfectly positioned on a desirable corner lot, this impressive two-storey home is designed to accommodate every stage of family living. Starting outside, enjoy a beautifully finished, fully fenced backyard complete with a covered deck, lower patio, low-maintenance turf play area, underground irrigation, custom permanent Christmas lights, RV parking with full RV hookup and sewer dump, making it as practical as it is impressive. The heated triple attached garage with cold tap, paired with central air conditioning, ensures year-round comfort and convenience. At the heart of the home, the open-concept living space is designed to impress. The inviting living room is anchored by a stunning floor-to-ceiling stone gas fireplace, beautifully complemented by custom built-in shelving and a large window that floods the space with natural light. The chef-inspired kitchen showcases timeless white cabinetry, sleek stainless steel appliances, and an oversized island with a spacious eating bar, making it the perfect gathering place for family and guests alike. The adjoining dining area with vaulted ceiling & beams offers seamless access to the covered back deck, creating an effortless transition between indoor and outdoor living and making entertaining a breeze. A half bath provides convenience and finishes your main floor. Upstairs, you'll find a spacious bonus room, dedicated laundry room, two generous secondary bedrooms, and a full bathroom. The stunning primary retreat complete with a walk-in closet boasts a 5pc luxurious ensuite. The finished basement extends your living space with an additional bedroom, a versatile gym or home office, a 3pc bathroom, a large

mechanical and storage room, plus rough-ins for a future wet bar, creating endless possibilities for entertaining or multi-generational living. Combining premium features, exceptional craftsmanship, and an unbeatable location, this is the complete package you've been waiting for. Book your showing today!