



GRASSROOTS
REALTY GROUP

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10315B 149 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2334590



\$384,900

Division:	Whispering Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,423 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	Other
Floors:	Carpet, Hardwood, Tile	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	11-72-6-W6
Exterior:	Vinyl Siding	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry		

Inclusions: All light fixtures, all window coverings.

A warm, timeless interior and a well-planned layout make this two-storey home one you'll want to see in person. Rich hardwood flooring brings character to the main level. The open living and dining area offers plenty of room to gather, while large windows bring natural light into the space. The kitchen is a standout with white cabinetry, light countertops, a modern backsplash, stainless steel appliances and a large centre island that provides additional prep space and seating. A walk-in pantry adds plenty of storage and keeps the kitchen organized. Upstairs you'll find three bedrooms, including the primary bedroom complete with a walk-in closet and private ensuite. Convenient upper-floor laundry keeps everything right where you need it and adds to the functionality of the home. Located in the sought-after community of Whispering Ridge, this home is ideally situated near the school and offers the added advantage of desirable county taxes. Whether you're looking for your first home, room for your growing family, or a great addition to your investment portfolio, this property offers style, functionality and value in a fantastic location. Contact your favourite REALTOR® today to book your private showing!