



GRASSROOTS
REALTY GROUP

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**B, 10304 148 Avenue N
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2343797



\$389,900

Division:	Whispering Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,499 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Pantry, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		

Inclusions: mezzanine in garage

Welcome to Whispering Ridge! This executive-style townhome offers an excellent combination of comfort, functionality, and location, just one block from Whispering Ridge Community School and conveniently located near the school. Step inside to a spacious tiled entryway leading into the bright open-concept main floor, featuring a comfortable living and dining area and beautiful engineered hardwood flooring. The modern kitchen is designed for both everyday living and entertaining, complete with a large island, ample cabinetry and counter space, corner pantry, and stainless-steel appliances. Upstairs, the spacious primary bedroom offers plenty of room for a king-sized bed and features a large walk-in closet and private ensuite with double sinks and a generous shower. Two additional well-sized bedrooms, a full bathroom, and convenient upper-level laundry complete the second floor with newer Washer and Dryer. The partially finished basement including a bedroom, making it ideal for guests, a home office, or additional family space. Enjoy the convenience of a heated attached garage featuring a built-in mezzanine, providing excellent additional storage space or room for a workshop/hobby area. The generous driveway offers additional parking for multiple vehicles. Outside, the fenced and landscaped yard includes a covered storage area beneath the patio, perfect for keeping outdoor items organized. Located in the desirable Whispering Ridge community, close to the school and amenities, this home offers a fantastic opportunity for families, first-time buyers, or investors. Low county taxes are another great benefit. A well-appointed home in a fantastic family-friendly location—come see it for yourself!