



GRASSROOTS
REALTY GROUP

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10309B 149 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2349244



\$409,900

Division:	Whispering Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,472 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Landscaped, See Remarks		

Heating:	Central, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows		
Inclusions:	Fridge, Stove, Microwave/Range, Dishwasher, Washer/Dryer, Blinds, AC		

You don't expect this kind of space when you think of a 4plex! This one is conveniently located near the Public School, and WILL IMPRESS YOU WITH ITS SIZE and high end finishing! Add this one to your must see list, because it will impress you both inside and outside. From the Curb Appeal, to the Interior Finishing Selections, AND A COAT OF FRESH PAINT, you'll be quite happy with what this one offers you. Entering into this homes front steps, you have a large welcoming front porch. Great for a tasteful sitting area. Even a BBQ! Inside as you enter you have a large entryway, with large coat and shoe closet. Entry to your finished single car garage. A half bathroom on the main floor. A dining space, open living room large enough for even a sectional! A kitchen so beautifully finished, with granite counter tops (throughout this entire home are granite counter tops!!) and soft close cabinets/drawers. A kitchen island with a sink, dishwasher, and capable of fitting a few island bar stools, too. Really nice stainless steel appliances, a corner pantry with an automatic light, and an abundance of countertop space. Tile flooring here in the kitchen, hardwood flooring in the main area. As you enter upstairs, you have carpet flooring, UPSTAIRS LAUNDRY, accompanied by 2 spare bedrooms, a full bathroom, a linen closet, a cleaning closet, and your MASTER BEDROOM! Grand in size, comes with a surprising walk in closet and a stunning ensuite. A double vanity, with 2 sinks, a toilet corner, and a walk in shower!! Major bonus parts to this home is of course coming fully fenced, fully landscaped, with a SINGLE CAR GARAGE, coming AIR CONDITIONED, with Hot Water on Demand, and being so tastefully finished... but also your basement comes partially developed, already framed and drywalled for you, offering a 4th bedroom, 4th bathroom, a 2nd living room, a

storage room or 2, your utility room, and windows that allow for some great natural light. Whispering Ridge is a desirable neighbourhood, with county taxes, many playgrounds, the pond, walking paths, and more. Don't miss out on this chance to own a like-new home, for \$409,900 in WHISPERING RIDGE!!