



GRASSROOTS
REALTY GROUP

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10509 149A Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2208896



\$714,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,165 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Heated Garage, Quad or More Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	RR2
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Blinds, pool table		

***OPEN HOUSE* SATURDAY, May 3rd 2-4PM.** This stunning 2 storey home is situated on a large lot at the end of a quiet cul-de-sac in Whispering Ridge with close proximity to the school, playground and walking trails. Step into this bright and beautifully designed home featuring an open concept main floor with an abundance of large windows, vaulted ceilings with timber beam accents and a dream kitchen complete with quartz counters, a center island, stainless steel appliances, white cabinets and a gorgeous butler pantry. The boot room has a built-in bench to help keep the kids organized and access to the garage. A cozy living room with gas fireplace, oversized dining area and powder room complete the main floor. Upstairs includes a bonus room, convenient top floor laundry room, full bathroom with double sinks and three bedrooms including the gorgeous primary with walk in closet and ensuite with his/her sinks, soaker tub and separate tiled shower. Downstairs is partially finished with vinyl plank flooring on the stairs and a completed fourth bedroom. The rest of the basement is ready for your finishing touches. The garage is finished, heated, has high ceilings, complete with epoxy floors and basketball court details. The backyard is landscaped and has a section of gravel perfect for a dog run or to park an RV, partially fenced and has a nice covered deck to enjoy. Other notable features include enclosed storage under the front steps and back deck, air-conditioning, built-in speakers and custom blinds. This home delivers the perfect combination of luxury and function both inside and out. Book your showing today and see it for yourself.