



GRASSROOTS
REALTY GROUP

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10500 149A Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2211647



\$740,000

Division:	County of Grande Prairie		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,789 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Heated Garage, Oversized, Quad or M		
Lot Size:	0.25 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Bel		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	Public
Sewer:	Public Sewer
Condo Fee:	-
LLD:	11-72-6-W6
Zoning:	RR-2
Utilities:	-

Inclusions: Fridge, Stove, Microwave, Dishwasher, bar fridge, Washer/Dryer, blinds & Curtain rods, gazebo, sheds x2, raised flower beds, AC, Garage heater, garage controls, all tv mounts, living room wall shelves

Whispering Ridge Comfort | Thoughtfully Updated Hendrix Plan on a Spacious Lot with no Rear Neighbours Tucked into a quiet cul-de-sac in the desirable Whispering Ridge community, this thoughtfully updated Hendrix plan stands out with its functional layout and stylish finishing's. Offering nearly 1,800 sq ft of well-designed living space and situated on a 10,000+ sq ft lot, this modified bi-level home blends everyday comfort with elevated style. From the spacious front entry, you're welcomed into an open-concept main floor where the kitchen, dining, and living spaces come together under vaulted ceilings accented with warm timber beams and a tray feature. A stone fireplace creates a cozy focal point, perfect for relaxing or entertaining. The sunlit kitchen is both practical and beautiful, featuring quartz countertops, quality appliances, a walk-in pantry, generous prep space, and a convenient spacious island for casual meals or entertaining guests. The layout flows effortlessly, making it a perfect space for daily living. A highlight of this floorplan is the main floor primary suite, offering his and hers closets, a five-piece ensuite with a soaker tub and separate shower. An oversized window was added to the bedroom, allowing soft natural light to fill the space. that brings in soft natural light. Laundry is conveniently located on the main level. Two additional bedrooms and a full bathroom are found on the upper level, providing a private and functional space for family or visitors. The open basement is ready for development and has the potential to include two more bedrooms, a large recreation area, and an additional bathroom—offering flexibility for future needs. Outside, the home continues to impress with a large concrete driveway, an extended front pad, and RV parking that stretches through to the backyard. The oversized triple garage is fully insulated,

drywalled, painted, and heated, with upgraded garage doors and a man door for easy backyard access. The professionally landscaped yard includes concrete curbing, a full irrigation system, mature trees and shrubs, a shed, a gazebo, and custom metal gates by Metal Lord Fabrication. Upper and lower decks extend your outdoor living options, while fencing provides privacy and security. During construction and afterward, a number of thoughtful upgrades were added to enhance everyday living, including custom backsplash and hardware in the kitchen, upper laundry cabinets, air conditioning, blinds, upgraded electrical, a pocket door in the primary suite, upgraded exterior stonework, and more. This home offers a perfect balance of comfort, style, and functionality—all set in a prime location in Whispering Ridge with the bonus of county taxes. A must-see for anyone looking for a home that's move-in ready with room to grow. Book your private tour today!