

10227A 149 Avenue  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2315393



\$414,900

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Whispering Ridge       |        |                  |
| Type:     | Residential/Four Plex  |        |                  |
| Style:    | 2 Storey               |        |                  |
| Size:     | 1,472 sq.ft.           | Age:   | 2024 (2 yrs old) |
| Beds:     | 3                      | Baths: | 2 full / 1 half  |
| Garage:   | Single Garage Attached |        |                  |
| Lot Size: | 0.05 Acre              |        |                  |
| Lot Feat: | Back Yard, Landscaped  |        |                  |

|             |                                                       |
|-------------|-------------------------------------------------------|
| Heating:    | Forced Air                                            |
| Floors:     | Carpet, Tile, Vinyl                                   |
| Roof:       | Asphalt Shingle                                       |
| Basement:   | Full                                                  |
| Exterior:   | Vinyl Siding                                          |
| Foundation: | Poured Concrete                                       |
| Features:   | Double Vanity, Kitchen Island, Open Floorplan, Pantry |

|            |              |
|------------|--------------|
| Water:     | Public       |
| Sewer:     | Public Sewer |
| Condo Fee: | -            |
| LLD:       | -            |
| Zoning:    | RG           |
| Utilities: | -            |

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Garage Door Opener & Control.

Welcome to this impeccably maintained 3-bedroom, 2.5-bathroom executive-style townhouse in the highly sought-after community of Whispering Ridge. Combining modern finishes with functional design, this beautiful 4-plex unit offers an inviting open-concept main floor that is perfect for both everyday living and entertaining. The stylish kitchen features contemporary cabinetry, stainless steel appliances, sleek countertops, and a tiled backsplash. Upstairs, you'll find three generous sized bedrooms, convenient second-floor laundry, and a thoughtfully designed layout. The spacious primary retreat boasts a luxurious ensuite complete with double sinks and a walk-in shower. Enjoy year-round comfort with central air conditioning and the convenience of an attached garage. The family-friendly neighbourhood offers a quiet setting with the added benefit of lower county taxes, ideally located across from Whispering Ridge School. This move-in-ready home presents an outstanding opportunity to own in one of the region's most desirable communities. Don't miss your chance to make Whispering Ridge home&mdash;schedule your private viewing today!