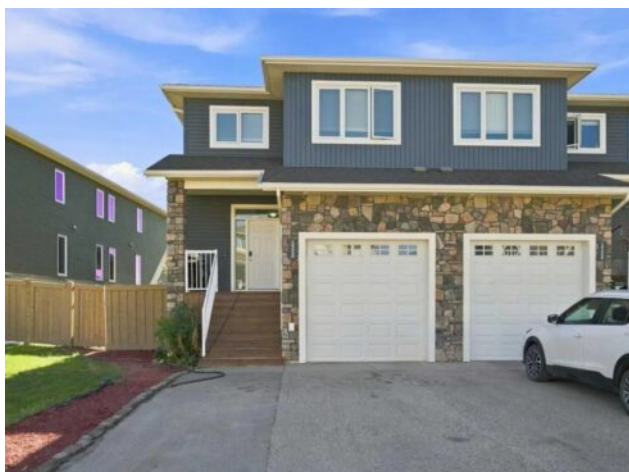


**B, 10304 148 Avenue N**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2343797**



# \$389,900

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

|                    |                                                                                            |                   |              |
|--------------------|--------------------------------------------------------------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                    | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                             | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle                                                                            | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Full                                                                                       | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                   | <b>Zoning:</b>    | MDR          |
| <b>Foundation:</b> | Poured Concrete                                                                            | <b>Utilities:</b> | -            |
| <b>Features:</b>   | 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!