

10310A 148 Avenue  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2213277



# \$369,900

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | Whispering Ridge   |        |                   |
| Type:     | Residential/Four Plex  |        |                   |
| Style:    | 2 Storey   |        |                   |
| Size:     | 1,472 sq.ft.   | Age:   | 2015 (10 yrs old) |
| Beds:     | 3  | Baths: | 2 full / 1 half   |
| Garage:   | Driveway, Front Drive, Garage Faces Front, Insulated, Single Garage Attached |        |                   |
| Lot Size: | 0.05 Acre  |        |                   |
| Lot Feat: | See Remarks  |        |                   |

|             |   |            |              |
|-------------|---|------------|--------------|
| Heating:    | Forced Air, Natural Gas                                 | Water:     | Public       |
| Floors:     | Carpet, Hardwood, Tile                                  | Sewer:     | Public Sewer |
| Roof:       | Asphalt Shingle   | Condo Fee: | -            |
| Basement:   | Full, Unfinished  | LLD:       | 11-72-6-W6   |
| Exterior:   | Mixed, Vinyl Siding                                     | Zoning:    | MDR          |
| Foundation: | Poured Concrete   | Utilities: | -            |
| Features:   | Double Vanity, Granite Counters, Kitchen Island, Pantry |            |              |

Inclusions: N/A

Your time to own in one of Grande Prairie's most sought after subdivisions has arrived! Welcome to your affordable, executive two story unit situated on a quiet, no through traffic street with a ton of additional parking. Just steps away from a K-8 school situated within the master planned community of Whispering Ridge. Access to several playgrounds, walking and bike trails throughout the neighbourhood offer a friendly and active lifestyle for you and yours. This low maintenance, NO HOA fees home is an excellent starter, downsize or right sized property. With rental rates commanding over \$2000 per month in these units, and the added benefit of low county taxes, this is surely a great property to add to your real estate portfolio. Upon entry you will notice a spacious entrance with large closet, 2 piece powder room and an open-floor concept seamlessly connecting your kitchen, living and dining area. The kitchen offers quartz countertops, a large island allowing for additional seating and a walk in, corner pantry. The dark stained island offers a rich contrast to the bright white cabinets throughout the rest of the kitchen, keeping the main floor bright and airy. Heading upstairs to the second level you have a full 4 piece bathroom, laundry room, 2 good sized bedrooms and the primary suite. The expansive primary bedroom features a large walk in closet with wood shelving and a dual vanity in the ensuite, offering additional storage as nice sized walk in shower. Outside you have your own 12x24 attached single car garage as well as a low maintenance side yard that is fenced. With a price point below Grande Prairie's average home sale price, this property won't last long. Connect with your preferred agent to set up a viewing today!