10301A 149 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2209841

$388,000

Division:	Whispering Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,440 sq.ft.	**Age:**	2023 (2 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	**Water:**	Public
Floors:	Vinyl Plank	**Sewer:**	Public Sewer
Roof:	Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	11-72-6-W6
Exterior:	Mixed	**Zoning:**	MDR
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Smoking Home, Open Floorplan, Pantry, Sump Pump(s)		

Inclusions:	FRIDGE STOVE DISHWSHER WASHER DRYER

Welcome to this executive-style 4-plex unit nestled in the prestigious and highly desirable Whispering Ridge community! Step inside and prepare to be wowed by the upscale finishes throughout—gorgeous custom kitchen cabinetry, eye-catching countertops, upgraded flooring, elegant tiled backsplash, and gleaming stainless steel appliances that make a statement. Upstairs, you'll find a thoughtful layout featuring a 3-piece main bath, convenient second-floor laundry, and 3 generously sized bedrooms—including a primary suite with double vanities and a luxurious walk-in shower. Enjoy the peace and tranquility of country-style living with the bonus of in-town amenities and the benefit of lower county taxes. The landscaped yard adds to the charm and curb appeal, while the attached garage means no more scraping windshields on frosty mornings. Oh—and did we mention the AIR CONDITIONING? Stay cool and comfortable all summer long with CENTRAL AIR CONDITIONING already installed! Location-wise, it doesn’t get much better—just down the road from one of the area's most sought-after schools, making this an ideal choice for families or future tenants alike. Plus, the school is only a 2-minute walk away! This property will not last long!!