

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

**MLS # A2213277**



**\$369,900**

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

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Mixed, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Double Vanity, Granite Counters, Kitchen Island, Pantry

<b>Water:</b>	Public
<b>Sewer:</b>	Public Sewer
<b>Condo Fee:</b>	-
<b>LLD:</b>	11-72-6-W6
<b>Zoning:</b>	MDR
<b>Utilities:</b>	-

**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!