



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

10508 149A Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2226571



\$809,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,180 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Backs on to Park/Green Space, Pie Shaped Lot		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	11-72-6-W6
Exterior:	Wood Frame	Zoning:	RR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Fridge in Basement

Stunning fully developed 4-bedroom, 2-storey home located just a short walk from Whispering Ridge School! This spacious and beautifully upgraded home features a bright open layout, with three bedrooms plus a large bonus room upstairs, and an awesome master suite designed for relaxation. The main floor you will find an open layout with a kitchen with all the upgrades, including a walkthrough pantry and quartz counter tops. Enjoy entertaining in not only the large living room but the incredible backyard, complete with not one, but two decks—including a gorgeous two-tier deck—perfect for summer gatherings. With a triple car garage, high-end finishes throughout, and thoughtful upgrades in every corner, this home checks all the boxes for luxury, comfort, and convenience. Don't miss out on this Whispering Ridge gem!