



**GRASSROOTS**  
REALTY GROUP

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

10438 152A Avenue  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2237709



**\$589,900**

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,400 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped		

Heating:	High Efficiency, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s)

Water:	Public
Sewer:	Public Sewer
Condo Fee:	-
LLD:	11-72-6-W6
Zoning:	RR-2
Utilities:	-

Inclusions: N/a

Bright, Airy, and the Best-Priced Detached Home in Whispering Ridge! This stunning home offers county taxes and is currently the best value for a detached property in Whispering Ridge. Located on a generous pie-shaped lot beside a walking path and backing onto an easement, this home offers both privacy and a sense of space. Inside, you'll find a bright and airy layout with large windows throughout, creating an abundance of natural light. The main floor features an open-concept design with a spacious living room anchored by a natural gas fireplace—perfect for cozy nights in. The kitchen boasts quartz countertops, stainless steel appliances, and a pantry with pull-out drawers for convenient storage and organization. The dining area flows beautifully onto the rear patio, ideal for entertaining. The primary bedroom includes direct access to the patio, a double vanity, a huge walk-in closet, and a well-appointed ensuite. Two additional bedrooms and a full four-piece bathroom complete the main level. The fully finished basement offers plush carpet, two large bedrooms, another four-piece bathroom, and a spacious family room—perfect for guests, teens, or a home office. Additional features: • Natural gas heated garage with 9-foot overhead doors • Air conditioning • Quiet location with path access and easement behind A beautiful and functional home with thoughtful details throughout—don't miss this opportunity in Whispering Ridge!