



GRASSROOTS
REALTY GROUP

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10306B 148 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2254656



\$399,900

Division:	Whispering Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,528 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Dog Run Fenced In, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	11-72-6-W6
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Crown Molding, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	Window coverings		

A bright, low-maintenance home in highly sought-after WHISPERING RIDGE, set on a friendly street just a short stroll to the K–8 school, parks, and walking trails. With approximately 2,148.22 sq ft total exterior area across three levels, this is the kind of place that feels welcoming the moment you step inside—warm light, clean lines, and spaces that simply work for real life. The kitchen is a true highlight: new quartz countertops anchor the room with a polished, durable surface; soft-close cabinetry keeps the look streamlined and quiet; a tile backsplash adds texture; and stainless steel appliances make everyday cooking a pleasure. There’s easy flow from kitchen to dining and living, so family time and entertaining both feel natural. A convenient half bath on this level keeps mornings moving and guests comfortable. Upstairs, a massive primary suite gives you the breathing room you’ve been craving—there’s space for a king bed, lounge chair, and dressers without it ever feeling cramped. The ensuite is thoughtfully finished with dual vanities and a walk-in shower, and the generous walk-in closet keeps everything organized. Two additional bedrooms, a full main bath, and upper-level laundry make school-day routines and weekend resets simple and efficient. Downstairs, the fully developed lower level expands how you live: set up a home gym for early morning workouts, build a cozy media lounge for movie nights, or create a play space that keeps toys out of sight. If you need more sleeping space, this level can be converted to a fourth bedroom with minimal changes, giving you the flexibility to adapt as your needs evolve. Storage is handled in style by the attached approximately 12' x 24' garage. It’s extra-long with tall ceilings, perfect for overhead racks, wall-mounted shelving, and seasonal

gear. Out back, the fenced yard offers room for pets to roam, kids to play, and summer evenings around the barbecue—private, practical, and ready for your personal touch. What truly sets this address apart is the very low County taxes paired with a community people actively try to move into. Whispering Ridge is known for its modern homes, welcoming sidewalks, family-oriented amenities, and quick access to city services without sacrificing that peaceful, just-outside-the-city feel. From morning walks to the school to weekend bike rides on the trails, the lifestyle here is easy to love. If you’re looking for a clean, move-in-ready home with quality updates, a smart layout, and the flexibility to grow with you, this Whispering Ridge gem delivers—comfortably sized, beautifully finished, and set in a community that truly lives well.