



GRASSROOTS
REALTY GROUP

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

MLS # A2254656



\$409,900

Division:	Whispering Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,528 sq.ft.	Age:	2021 (4 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 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.