



GRASSROOTS
REALTY GROUP

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

10509 149A Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2256629



\$749,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,165 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Heated Garage, See Remarks, Triple Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	Public
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RR2
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Blinds, Garage Door Opener & Control, AC, Pool Table.

Fantastic family home in private and quiet Whispering Ridge cul de sac! This spacious and beautiful home has so much to offer. The open kitchen, living and dining areas boast an abundance of windows, vaulted ceilings with beam detail, a gas fireplace, and a huge central island with pendant lighting and bar seating. The sliding glass doors provide access to the covered deck and back yard. The butler pantry has quartz counter, cabinetry and lots of shelving for storage, and has access from the garage entry for convenient grocery delivery! There is also a bench, coat hooks and entry area from the garage that can be closed off from the main entrance. And there's a powder room on the main floor as well. Upstairs offers a laundry room, a second living area, two large bedrooms and main bathroom with double sinks, and the beautiful primary suite with walk in closet and 5pc bathroom that features a custom tile/glass shower and large soaker tub. The basement is partially developed with a 4th bedroom completed and space for a future family/rec room, bathroom, and utility and storage room. The heated garage has 14'w x 10'h overhead doors, hot/cold taps and epoxy floor. There is also an abundance of gravel RV parking. Recent updates to the exterior of the home: the front yard has new sod, tree, rock, and the storage area under the front step has been levelled and gravel has been added, and the back yard has new topsoil and seed, new trees planted, and storage under the deck has been levelled and gravel added. If you've been looking for a home with tons of natural light, functional spaces, and modern finishes - you've found it!