



GRASSROOTS
REALTY GROUP

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10218 154 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2266231



\$589,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,656 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, See Remarks		

Heating:	Forced Air	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	Zoning:	RR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Shed, Air conditioner, garage heater

It's not often a home like this comes up in Whispering Ridge, a bright, fully finished two-story walkout with no rear neighbors, thoughtful upgrades throughout, and priced under \$600,000. Move in before the snow flies and settle into one of Grande Prairie's most loved neighborhoods. The kitchen is an entertainer's dream, featuring a large island, abundant counter space, a corner pantry, and modern, eye-catching appliances that make cooking and family gatherings a breeze. The open layout flows seamlessly into the spacious dining area and cozy living room, keeping everyone connected, whether it's family dinner or movie night. Step out from the dining area onto the deck to enjoy morning coffee or smoke dinner on the Traeger while overlooking the backyard. Busy family life is made easier with the main floor laundry, complete with an oversized washer and dryer. Located just off the garage, it doubles as a convenient mudroom to keep backpacks and shoes organized and out of sight. Upstairs, you'll find three generous bedrooms, including a primary suite with a walk-in closet. The ensuite offers double sinks, a relaxing soaker tub, separate shower, and toilet area. A second full bathroom upstairs serves the other two bedrooms. The fully finished walkout basement adds even more space, featuring a family room with a gas fireplace, a fourth bedroom with its own washer and dryer hookup, a full bathroom, and access to a large patio and fenced yard, all with no rear neighbors for extra privacy. The heated, oversized double garage (25' x 29') is a showstopper on its own, with 8-foot doors, a floor drain, built-in tool bench, plenty of storage, and a man door to the backyard. Trucks fit comfortably, making this a rare find in Grande Prairie. Recent updates include new carpet throughout, high-end blinds, a new hot water tank, central

vac, air conditioning, and shingles in excellent shape. The brown and grey color scheme ties everything together beautifully with a warm, modern feel. With county taxes, great schools, nearby parks, and a friendly, family-oriented community, this home truly checks all the boxes. Contact your favorite realtor today to see this beauty in person.