



10227B 149 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2286323



\$390,000

Division:	Whispering Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,405 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	Other
Floors:	Carpet, Tile, Vinyl	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Central air, OTR microwave.

Gorgeous executive 2-storey townhome in Whispering Ridge offers 3 bedrooms and 3 bathrooms, perfect for personal living or investing in your future. The main floor features a welcoming entry with closet and half bath, an open-concept kitchen and living area with crisp white soft-close cabinets, quartz countertops, stainless steel appliances, and a corner pantry, all complemented by durable luxury LVP flooring. Upstairs, the master suite accommodates a king bed, includes a spacious 2-person walk-in closet, and a luxurious ensuite with his-and-her sinks and shower, while two additional bedrooms, a full bathroom, and a convenient laundry room complete the upper level. The unfinished basement is ready for your personal touch, ideal for an extra bedroom or rec room. Additional highlights include a high-efficiency furnace, hot water on demand, central air, matching window coverings, a 12x26 garage, and a welcoming neighborhood, making this home an excellent choice.