



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

MLS # A2300262



\$420,000

Division:	Whispering Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,500 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	City Lot, Front Yard, No Back Lane, Rectangular Lot		

Heating: Forced Air, Natural Gas

Water: Public

Floors: Carpet, Vinyl Plank

Sewer: Public Sewer

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: 11-72-6-W6

Exterior: Brick, Vinyl Siding, Wood Frame

Zoning: MDR

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Tankless Hot Water

Inclusions: n/a

Welcome to this stunning 3-bedroom, 3.5-bathroom residence that exudes elegance and comfort at every turn. Perfectly tailored for modern living, this home offers a seamless blend of sophisticated style and functional design. **Main Features ~ Gourmet Kitchen:** At the heart of the home, you'll find exquisite stone countertops, a gas stove, and a convenient corner pantry, making it a chef's paradise. **Bright and Spacious Living:** Large, bright windows flood the space with natural light, creating a warm and inviting atmosphere throughout. **Convenient Upstairs Laundry:** Enjoy the ease of an upstairs laundry room, thoughtfully placed near the bedrooms for added convenience. **Attached Garage:** The single-car attached garage provides secure parking and extra storage space. **Luxurious Bedrooms Primary Suite:** The expansive primary bedroom is a true retreat, featuring a luxurious 4-piece ensuite bathroom and a walk-in closet with organizers, ensuring ample space and functionality. **Additional Bedrooms:** Two other generously sized bedrooms are perfect for family, guests, or a home office, complemented by a well-appointed 4-piece bathroom. **Entertaining Spaces~ Elegant Dining Room:** The dining room features a striking feature wall, setting the stage for memorable gatherings and dinners. **Fenced Yard:** Step outside to a fenced yard, offering privacy and a safe play area for children or pets. **Fully Developed Basement~ Spa-Worthy Retreat:** The fully developed basement is a haven for relaxation and entertainment, featuring a spa-worthy bathroom with walk-in shower, along with Electric Fireplace. **Versatile Living Area:** With a spacious family room and a designated craft or office area, the basement provides additional space to suit your lifestyle needs. This beautiful home combines luxury and practicality, making it the perfect choice for those seeking a place to create

lasting memories. Don't miss the opportunity to make this dream home your own!