



10621 149A Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2118093



\$709,999

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,565 sq.ft.	Age:	2020 (4 yrs old)
Beds:	4	Baths:	3
Garage:	Quad or More Attached, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR-2
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wet Bar

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Door Opener & Controls

If you're looking high quality construction and finishing, completely developed and full of extras, this is your house!! Let's talk about extras - A/C, maintenance free front landscaping with rock and artificial turf, 11'w RV parking with plug & sani dump along the garage, fully landscaped back yard with large tree beds and irrigation, a gorgeous diagonally cut pressure treated deck off the kitchen with privacy walls, a heated 4 car garage with floor drains. You'll love the warm neutral tones of the cabinets, walls, counters and hardwood. Curl up in front of the cozy gas fireplace! Enjoy all the natural light from high vaulted ceilings with wood beams and windows galore. A covered front porch with modern lighting leads to the spacious front entryway. The gorgeous island kitchen boasts quartz counters, black stainless appliances, a corner pantry with plug for a rechargeable vacuum, and an adjacent dining room large enough to accommodate a hutch - all open to the living area. There are also 2 spacious bedrooms and a full bathroom on the main floor. The island kitchen has a walk in pantry complete with dyson plug and mdf shelving. The primary bedroom upstairs offers a walk in closet and gorgeous ensuite with soaking tub, double sinks and large vanity, large custom shower. The fully finished basement provides a family/rec room with beautiful wet bar, a gym, a large bedroom and full bathroom. Located on a quiet street in Whispering Ridge, just steps from a new park/playground and near K-8 Whispering Ridge school. This home is a dream - hurry to make it yours!