



10305B 149 Avenue  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2172633



**\$374,900**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,377 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Other		

**Heating:** Forced Air

**Water:** Drinking Water

**Floors:** Carpet, Ceramic Tile, Vinyl Plank

**Sewer:** Public Sewer

**Roof:** Asphalt

**Condo Fee:** -

**Basement:** Full, Partially Finished

**LLD:** 11-72-6-W6

**Exterior:** Vinyl Siding

**Zoning:** MDR

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Quartz Counters

**Inclusions:** Window coverings

Welcome to this fantastic opportunity in the sought-after Whispering Ridge community! Just steps away from the local school, this beautiful home is perfect for families and anyone seeking a well priced home in a great neighborhood. This nearly-new home is only 1 year old still has 9 years of new home warranty and boasts a modern design with luxurious quartz countertops in the kitchen. The 2 story layout is ideal for families with nice separation from the living space to the sleeping area and also hosting a upper floor laundry room for your convenience. The partially developed basement offers endless potential— with just a bit of trim work and a bathroom completion you will have a fully finished home. Enjoy a single-car garage, extra long driveway and a fully fenced side yard outside. The quiet neighborhood provides a peaceful retreat while being close to essential amenities.! Don't miss your chance to own an affordable home in a prime location! For more information or to schedule a viewing contact your favorite realtor today!