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

MLS # A2315393



$414,900

Division:	Whispering Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,472 sq.ft.	**Age:**	2024 (2 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	**Water:**	Public
Floors:	Carpet, Tile, Vinyl	**Sewer:**	Public Sewer
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Garage Door Opener & Control.

Welcome to this impeccably maintained 3-bedroom, 2.5-bathroom executive-style townhouse in the highly sought-after community of Whispering Ridge. Combining modern finishes with functional design, this beautiful 4-plex unit offers an inviting open-concept main floor that is perfect for both everyday living and entertaining. The stylish kitchen features contemporary cabinetry, stainless steel appliances, sleek countertops, and a tiled backsplash. Upstairs, you'll find three generous sized bedrooms, convenient second-floor laundry, and a thoughtfully designed layout. The spacious primary retreat boasts a luxurious ensuite complete with double sinks and a walk-in shower. Enjoy year-round comfort with central air conditioning and the convenience of an attached garage. The family-friendly neighbourhood offers a quiet setting with the added benefit of lower county taxes, ideally located across from Whispering Ridge School. This move-in-ready home presents an outstanding opportunity to own in one of the region's most desirable communities. Don't miss your chance to make Whispering Ridge home—schedule your private viewing today!

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