

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

MLS # A2315393



## \$414,900

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!