



**10620 150 Avenue**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2146015**



**\$699,800**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,099 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

**Heating:** Forced Air, Natural Gas

**Water:** Public

**Floors:** Carpet, Tile, Vinyl

**Sewer:** Public Sewer

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Unfinished, Walk-Out To Grade

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

**Exterior:** Vinyl Siding

**Zoning:** RR-2

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

**Inclusions:** N/A

IMMEDIATE POSSESSION AVAILABLE! Amazing 2 year old Peyton plan built by Unique Home Concepts is better than new. This home is beautifully landscaped with concrete curbing, trees, concrete patio, large, covered deck, & irrigation system for the front & back yard. Main level offers vinyl plank flooring through-out, cozy fireplace in living room with remote control blinds. Kitchen features center island with eating bar, butler pantry, soft close cupboards & doors. Leading to the garage is a half bath and mud room with individual hooks and stalls great for organization. Upstairs master suite includes ensuite with dual sinks, large, tiled shower, deep soaker tub; then through the walk in closet you have direct access to the laundry room. On the upper level there is also a large bonus room, 2 more bedrooms, as well as a full bathroom including a double vanity. Walk out basement is left undeveloped with plenty of space to add a man cave, rec room, extra bedrooms & bathrooms or whatever else you can imagine. Triple garage has epoxy floors and is finished & heated with floor drains, meaning you never have to get into a cold vehicle or brush snow in the morning. Additional upgrades include gas line to deck for BBQ, CENTRAL AIR to keep cool during those hot days. As a bonus you have all the great features of living in the city without the city taxes. This home shows incredible, it&rsquo;s a must see!!!