



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

MLS # A2172633



\$380,000

Division:	NONE		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,377 sq.ft.	Age:	2021 (3 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	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 a home with modern feel I in a prime location! For more information or to schedule a viewing, contact us today!