



**10612 150 Avenue**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2195332**

**\$649,800**



<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,725 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	11-72-6-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Walk-In Closet(s)		

**Inclusions:** Builder to provide RPR, one year builders warranty, 10 year Alberta New Home Warranty

UNIQUE HOME CONCEPTS &ndash; JOB #602: "THE DANELLE" IN WHISPERING RIDGE. Welcome to "THE DANELLE", a stunning new home designed for both comfort and style. With an open floor plan that invites abundant natural light, this home is perfect for modern living. The spacious living room features a cozy fireplace. The kitchen is a chef&rsquo;s dream with plenty of cupboard space, a convenient island with an eating bar, and a large pantry for all your storage needs. The main-level master suite offers a peaceful retreat, complete with a walk-in closet, a private ensuite, and direct access to the main floor laundry room for added convenience. Upstairs, you'll find two additional bedrooms and a full bathroom, providing ample space for family and guests. The walk-out basement is a blank canvas, ready for future development to add more bedrooms, a bathroom, a rec room, a playroom, or any other space you envision. The 3-car garage offers plenty of room to protect your vehicles and still leaves space for your toys or a workshop. Don&rsquo;t miss out on the opportunity to personalize your new home &ndash; act quickly to choose your colors and fixtures. This beautiful home is available for OCTOBER POSSESSION