

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

MLS # A2172633



\$374,900

Division:	Whispering Ridge		
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 an affordable home in a prime location! For more information or to schedule a viewing contact your favorite realtor today!