

# **\$369,900 - B, 10307 149 Avenue, Rural Grande Prairie No. 1, County of**

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MLS® #A2220748

**\$369,900**

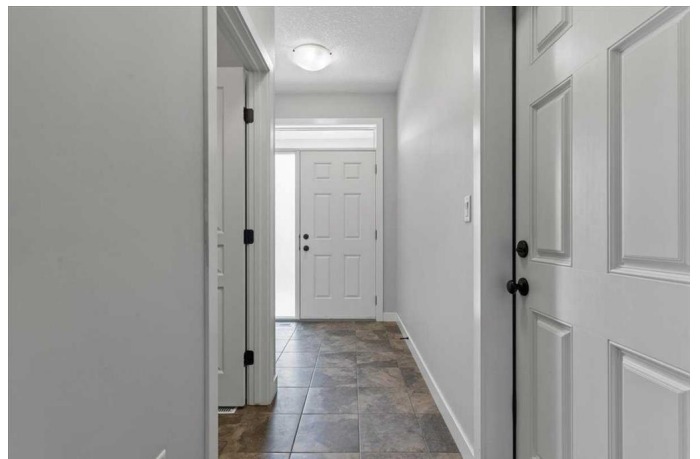
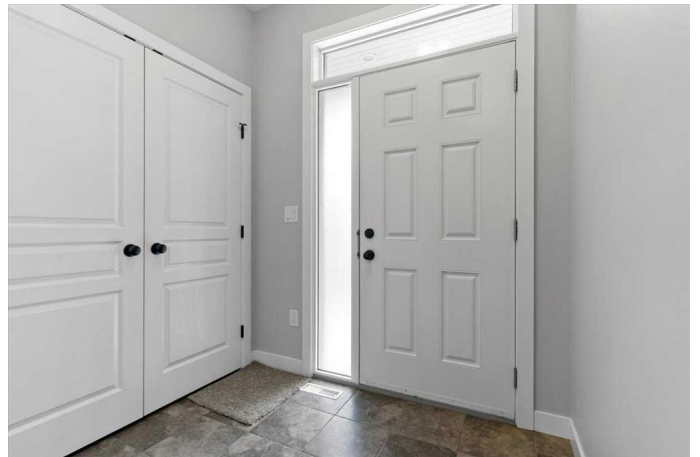
3 Bedroom, 3.00 Bathroom, 1,489 sqft  
Residential on 0.05 Acres

Whispering Ridge, Rural Grande Prairie No. 1,  
County of, Alberta

Welcome to your executive two story, low maintenance home that shows like new! Just steps away from a K-8 school situated within the master planned community of Whispering Ridge. Access to several playgrounds, walking and bike trails throughout the neighbourhood offer a friendly and active lifestyle for you and yours. This low maintenance, NO HOA fees home is an excellent starter, downsize or right sized property. Upon entry you will notice a spacious entrance with large closet, 2 piece powder room and an open-floor concept seamlessly connecting your kitchen, living and dining area. The bright kitchen offers quartz countertops, a large island allowing for additional seating and a walk in, corner pantry.

Heading upstairs to the second level you have a full 4 piece bathroom, laundry room, 2 good sized bedrooms and the primary suite. The expansive primary bedroom features a large walk in closet with wood shelving and a dual vanity in the ensuite, offering additional storage as nice sized walk in shower. Outside you have your own attached single car garage as well as a low maintenance side yard that is fenced. With a price point below Grande Prairie's average home sale price, this property won't last long. Connect with your preferred agent to set up a viewing today!

Built in 2015



## Essential Information

MLS® #	A2220748
Price	\$369,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,489
Acres	0.05
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	B, 10307 149 Avenue
Subdivision	Whispering Ridge
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 0S1

## Amenities

Parking Spaces	3
Parking	Driveway, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Double Vanity, Granite Counters, Kitchen Island, Pantry, Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
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Lot Description	Front Yard, Low Maintenance Landscape, Other
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 13th, 2025
Days on Market	5
Zoning	MDR

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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